

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2024

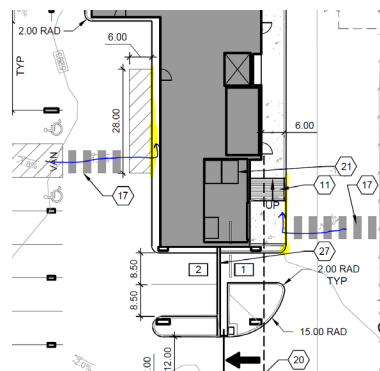
Anthony Santi  
Dekker/Perich/Sabitini Architects  
7601 Jefferson St. NE, Suite 100  
Albuquerque, NM 87109

**Re: Markana Flats**  
**7050 Constitution Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 08-16-23 (J19-D047A)

Dear Mr. Santi,

Based upon the information provided in your submittal received 02-09-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide a clear copy of the approved recorded easement, as the one you provided is blurry and unreadable.
2. Per Google aerial view, there are power poles on the east side of the site. Please show those poles on the site plan and provide an easement.
3. Please explain how the Tandem Parking spaces will be managed?
4. Show on the parking table requirement, how many Motorcycle and EV parking space are required.
5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
6. Keynote 10: please show on the site plan the dimensions of the clear sight triangle.
7. A 5 ft. keyway is required for dead-end parking aisles for the lower level plan.
8. Please show on the site plan how wide is the concrete columns to ensure that they do not impact the width of the proposed parking spaces.
9. Please clarify whether the ADA pathways from the ADA aisles to the building entrance are flush all the way long.



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10. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
11. Keynote 27: Parking areas shall have barriers to prevent vehicles from colliding with the wall/ fence.
12. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
13. Provide a copy of Fire Marshal approval.
14. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
15. Please specify the City Standard Drawing Number when applicable.
16. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
17. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).
18. Please provide a letter of response for all comments given

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: email  
C: CO Clerk, File



# 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:** anthonys@dpsdesign.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 X **DRB SITE** ADMIN SITE: \_\_\_\_\_

**RE-SUBMITTAL:** YES X **NO**

**DEPARTMENT:** X **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
- X **TRAFFIC CIRCULATION LAYOUT FOR DRB**
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X **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:** 2/8/2024



## 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. ELECTRICAL TRANSFORMER, SEE ELECTRICAL
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 C5/AS501
29. 4" WIDE CONCRETE SIDEWALK, SEE E3/AS501
30. EXTENT OF LOWER LEVEL PARKING GARAGE
31. GENERATOR FOR BACKUP POWER, SEE ELECTRICAL
32. GARAGE CLEARANCE BAR AT PODIUM, SEE B1/AS501

## 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
	ELECTRIC VEHICLE CHARGING SPACE

## 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: 69'-4"

**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 = 158 SPACES AT GROUND LEVEL AND GARAGE  
72 SPACES AT LOWER LEVEL GARAGE

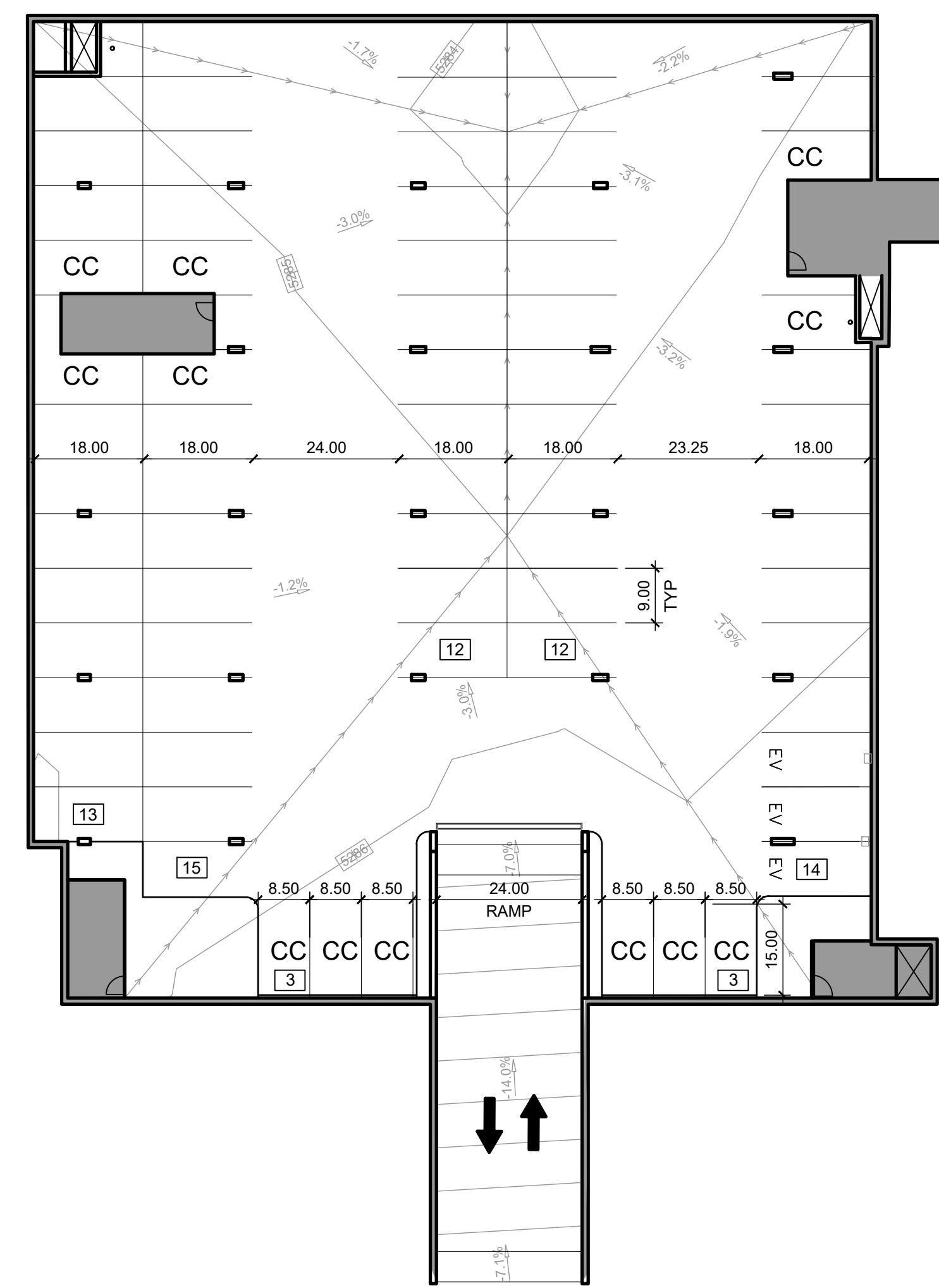
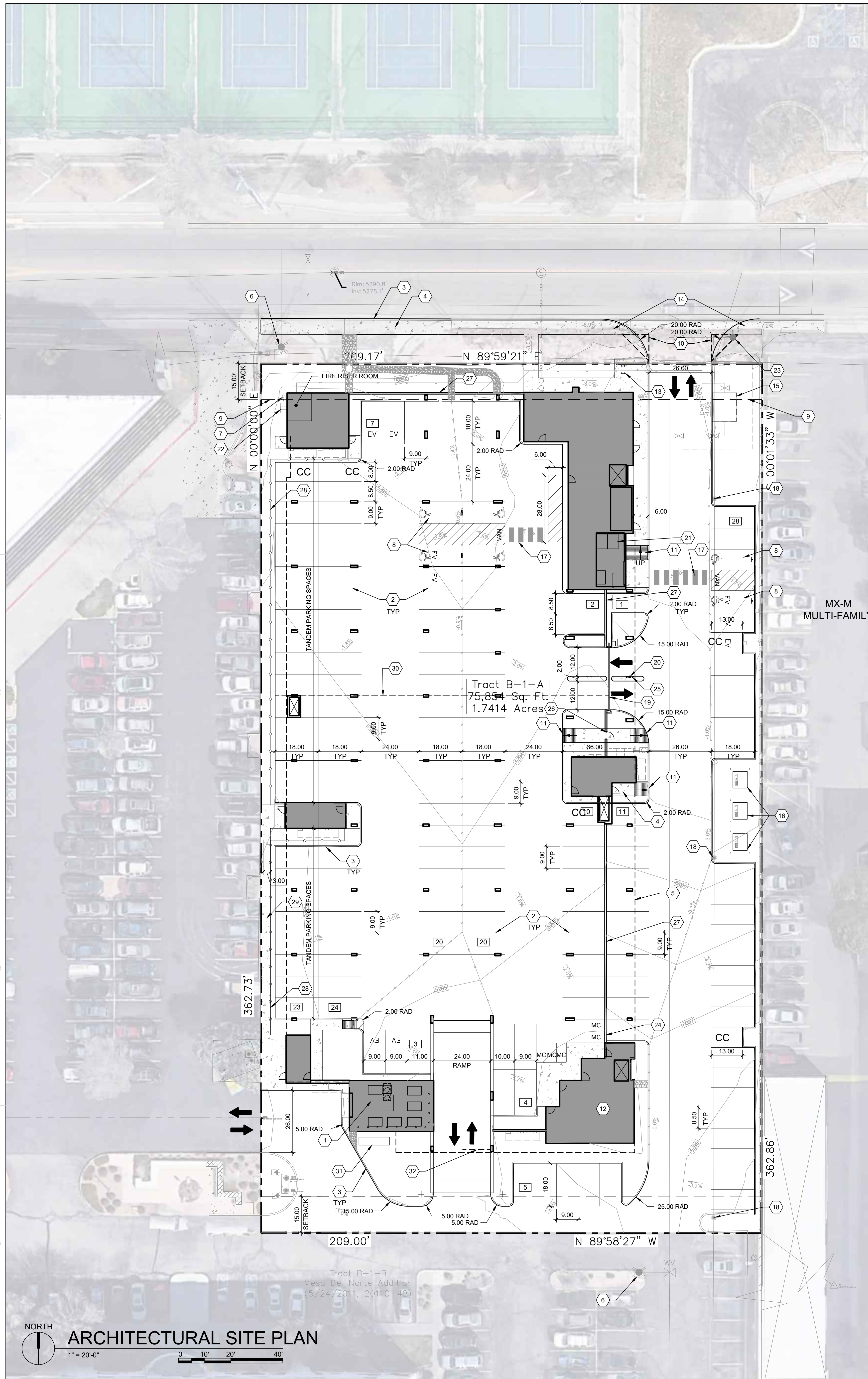
**PROVIDED PARKING = 230 TOTAL SPACES**  
**ACCESSIBLE PARKING:** (ADA 208 2.3)  
2% OF SPACES = 230 X .02 = 4.6 = 5 SPACES REQUIRED  
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

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



## LOWER LEVEL PLAN

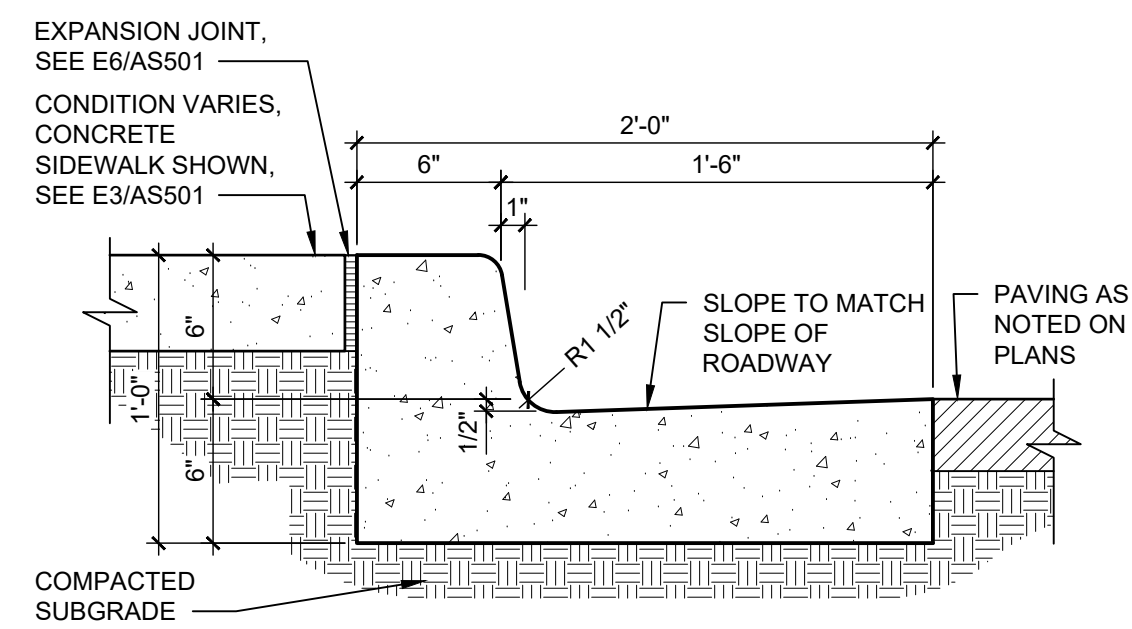
1" = 20'-0"

## ARCHITECTURAL SITE PLAN

1" = 20'-0"

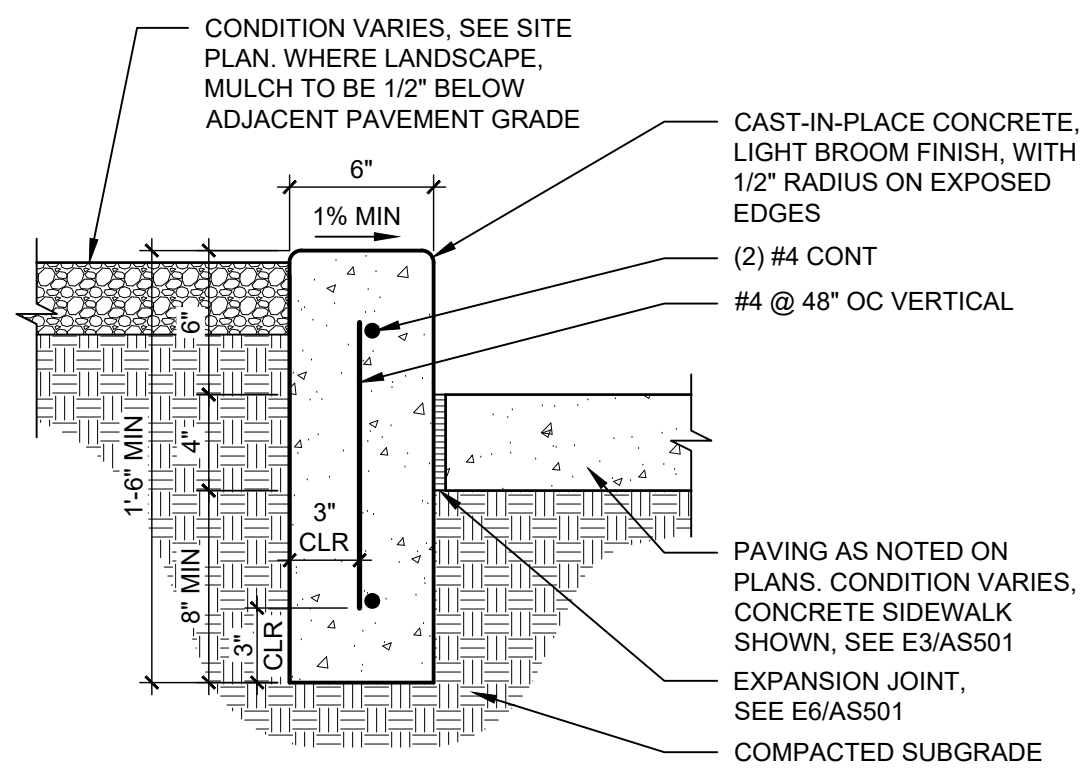


- NOTES:
- WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
  - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



E1  
CONCRETE CURB  
& GUTTER

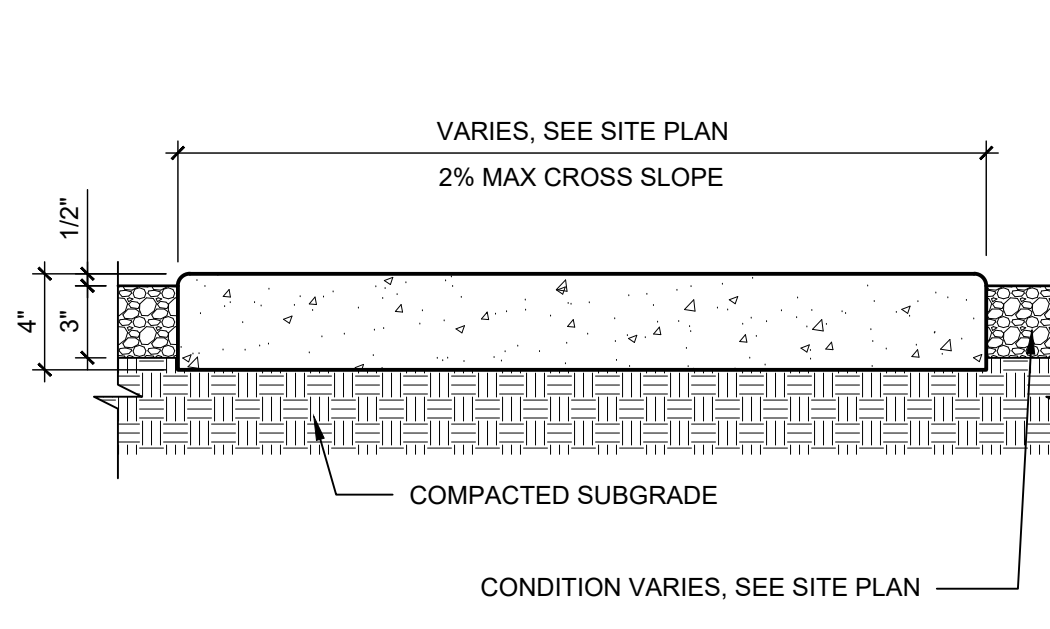
1 1/2" = 1'-0"



E2  
CONCRETE HEADER  
CURB

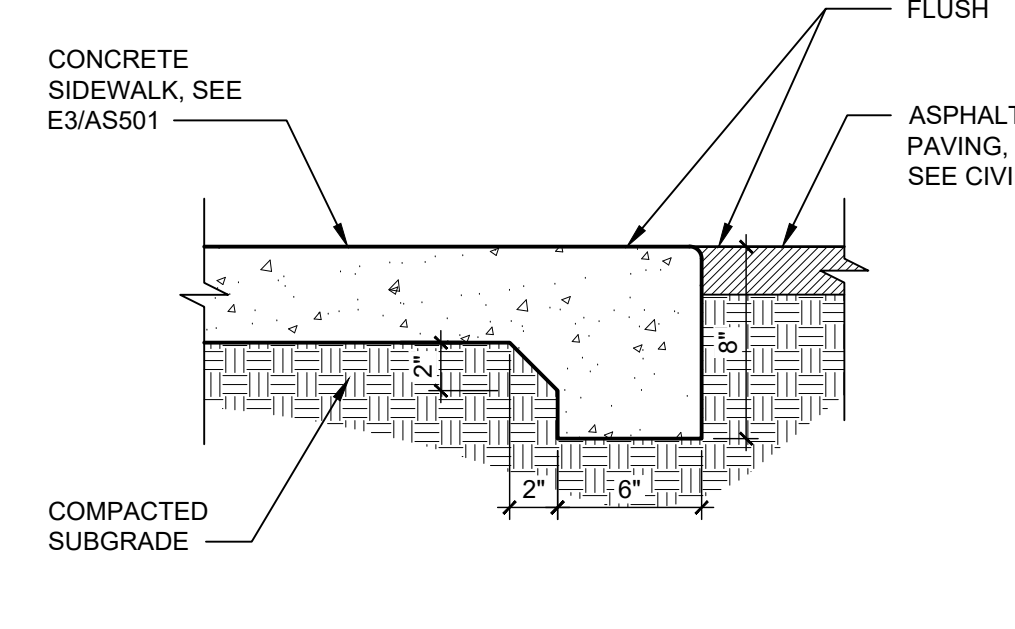
1 1/2" = 1'-0"

- NOTES:
- SEE SITE PLANS AND E6/AS501 FOR JOINTING.
  - 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.



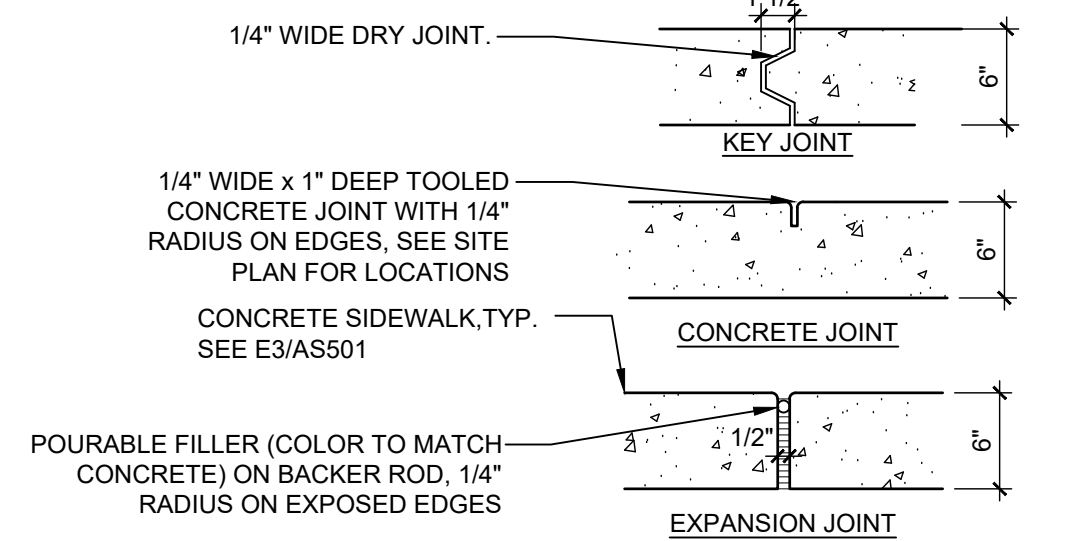
E3  
CONCRETE SIDEWALK

1 1/2" = 1'-0"



E4  
FLUSH CONCRETE  
SIDEWALK

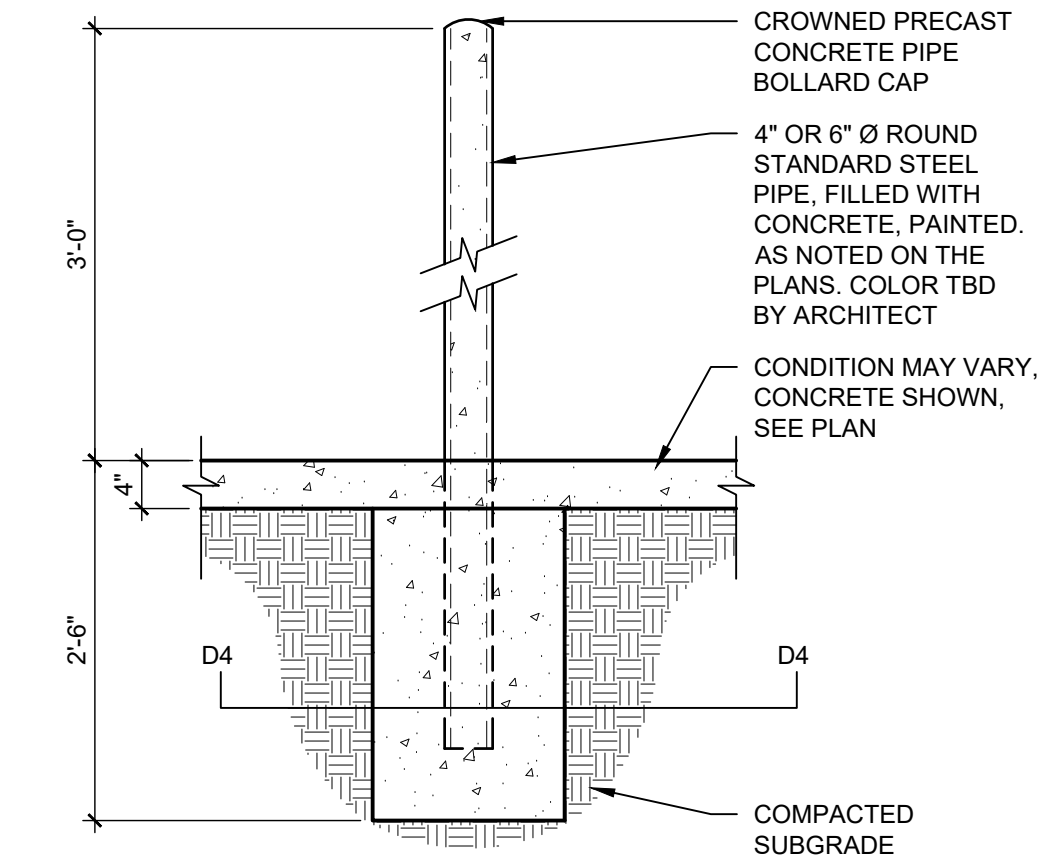
1 1/2" = 1'-0"



E6  
CONCRETE JOINTS  
& JOINT SPACING

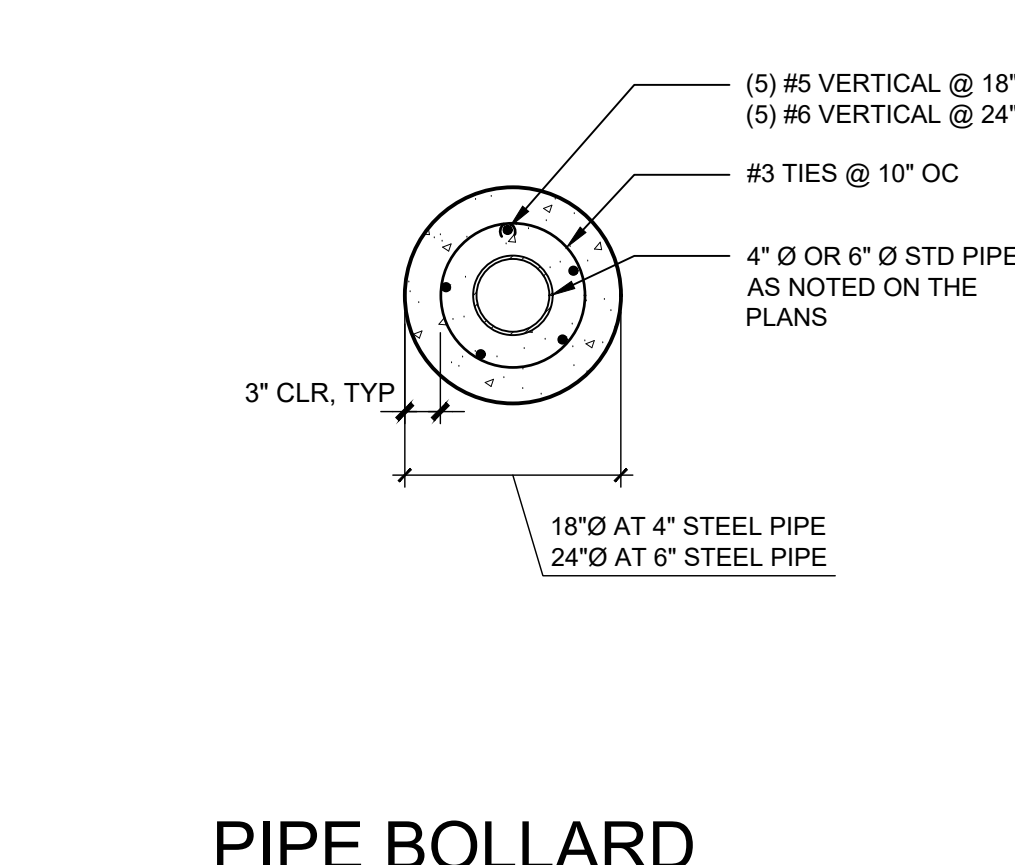
1 1/2" = 1'-0"

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



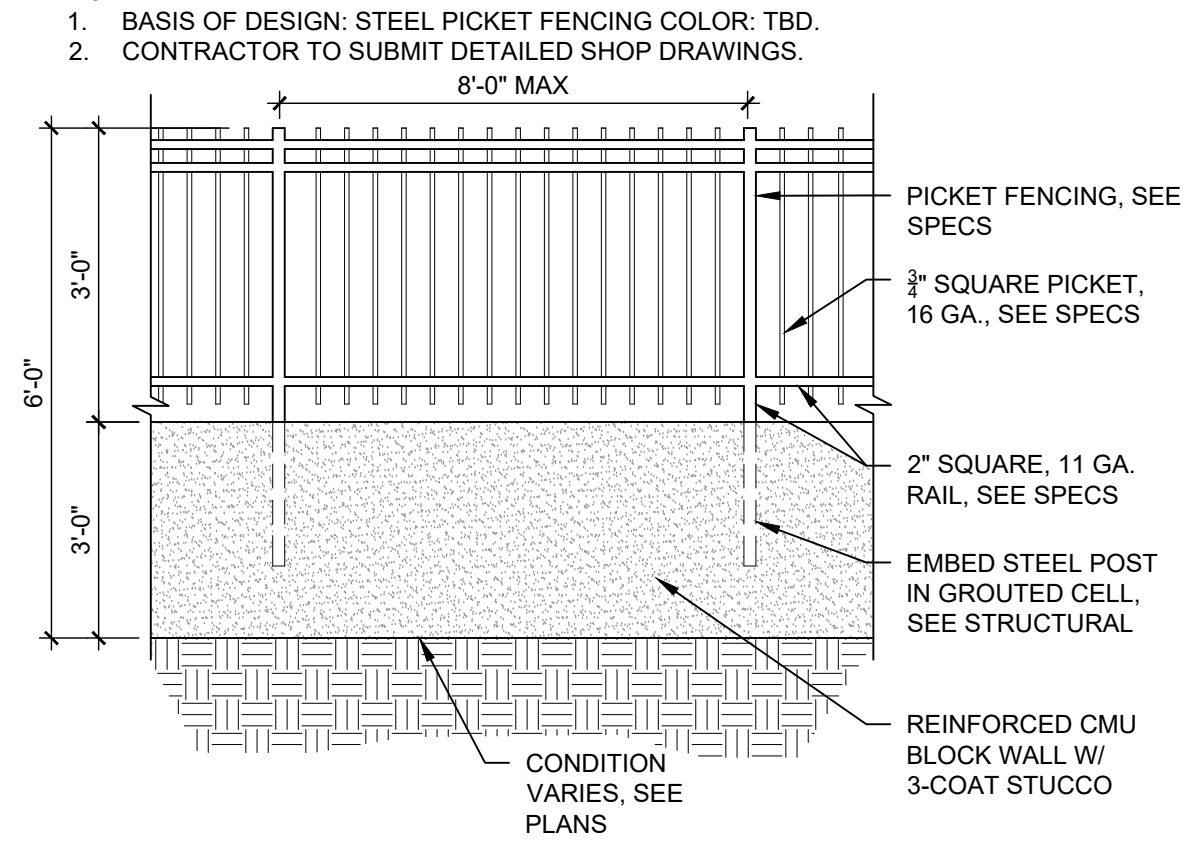
D3  
PIPE BOLLARD

3/4" = 1'-0"



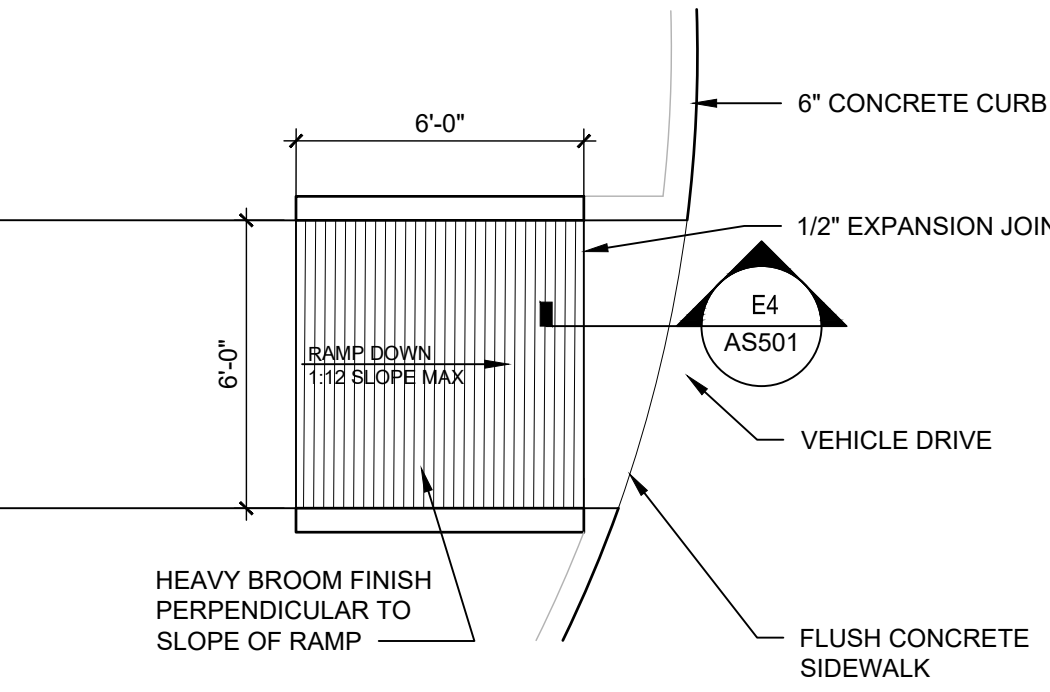
D4  
PIPE BOLLARD  
FOOTING SECTION

3/4" = 1'-0"



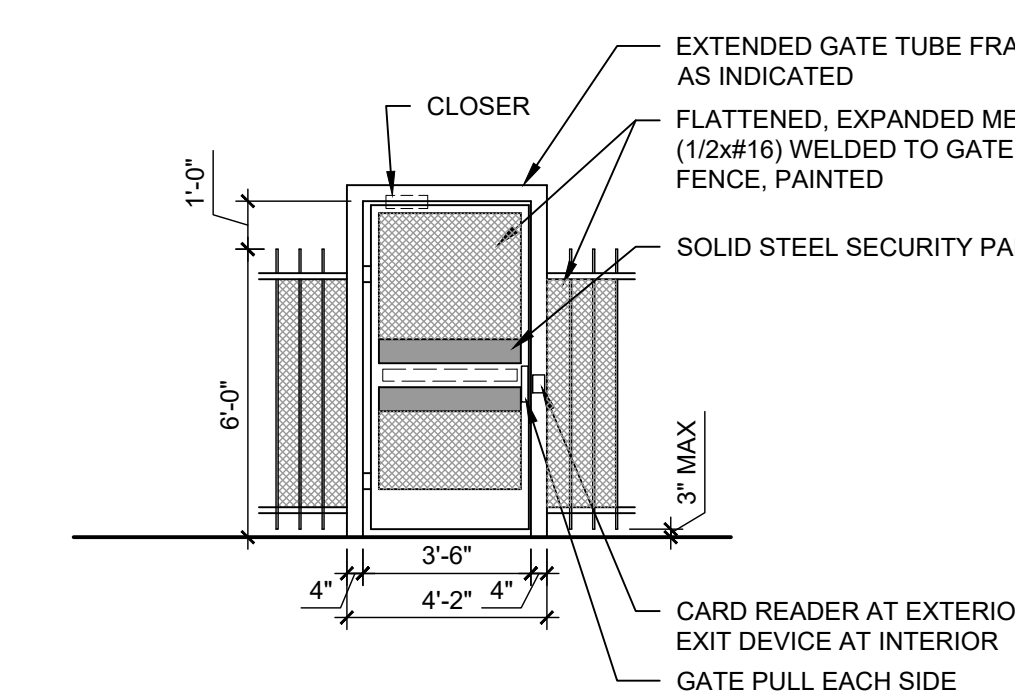
D5  
ORNAMENTAL FENCE

3/8" = 1'-0"



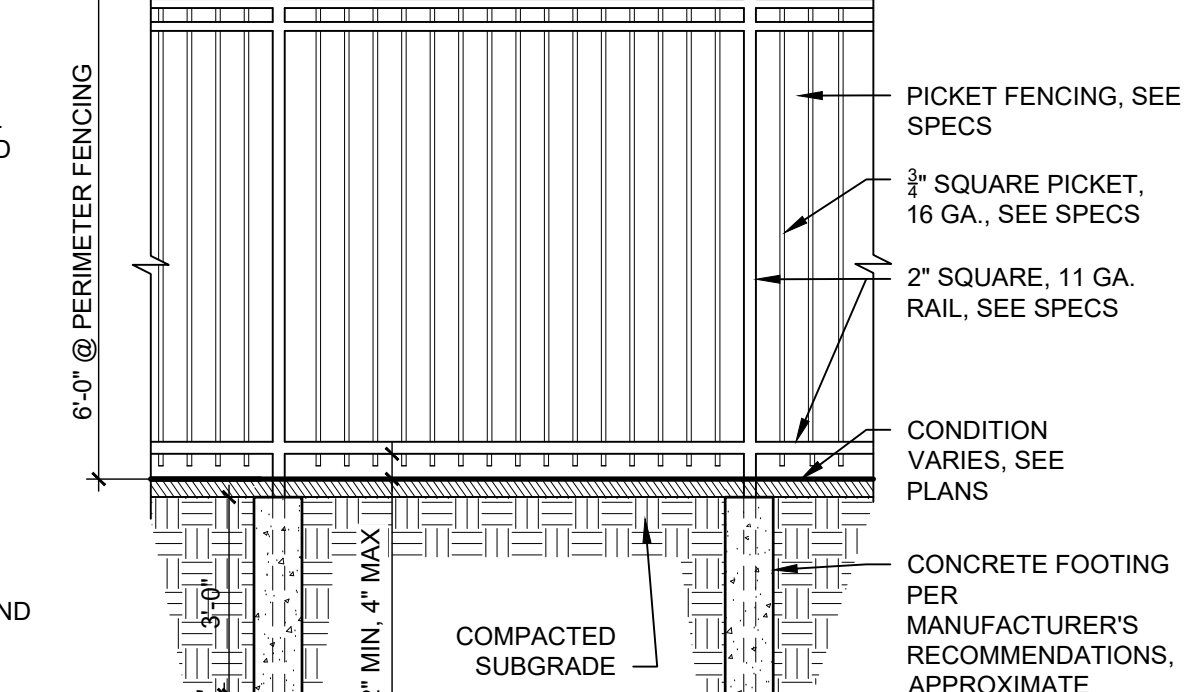
C3  
ACCESSIBLE RAMP

1/4" = 1'-0"



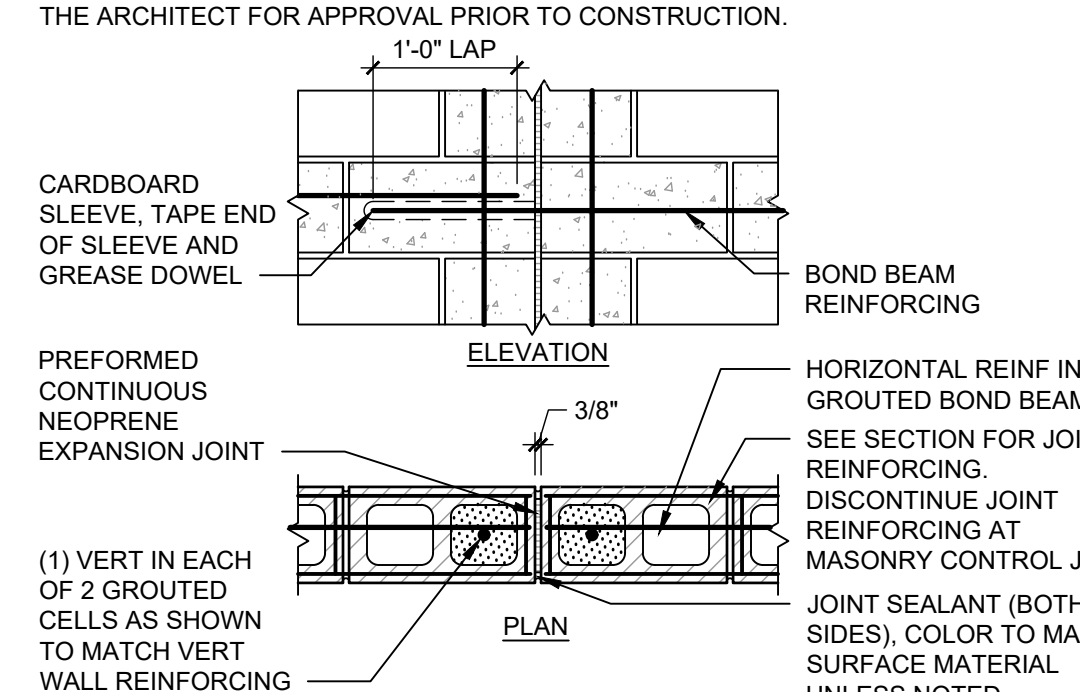
C4  
ELEVATION - GATE

1/4" = 1'-0"



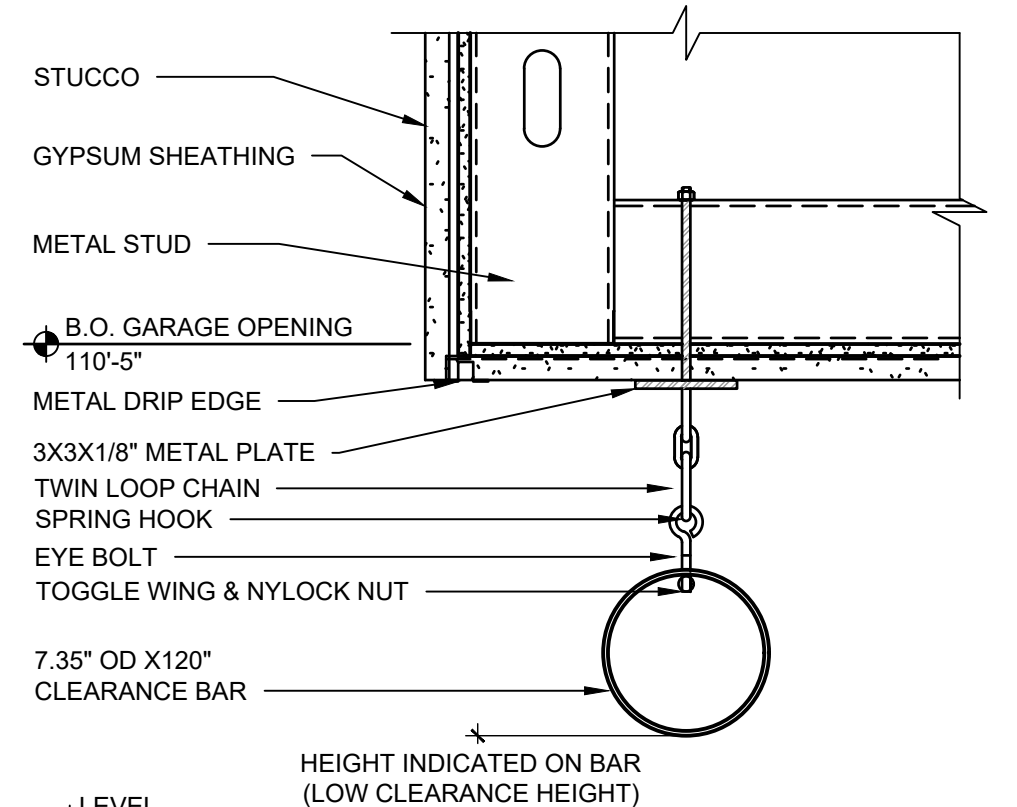
C5  
ORNAMENTAL FENCE

3/8" = 1'-0"



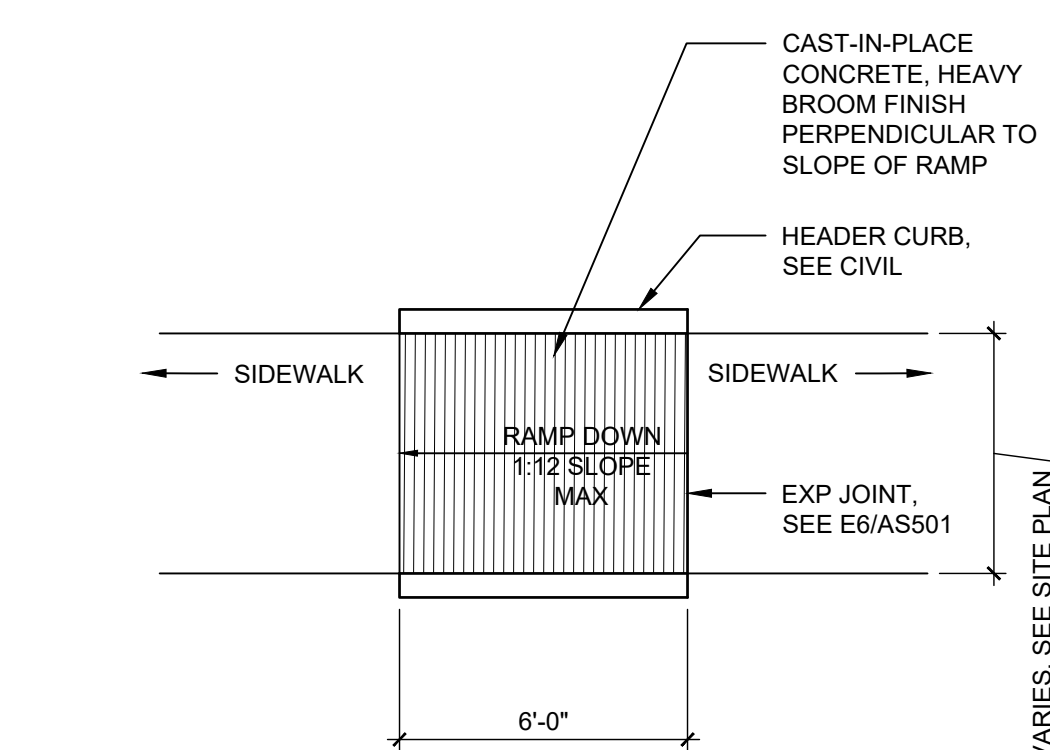
C6  
MASONRY CONTROL JOINT

3/4" = 1'-0"



B1  
GARAGE CLEARANCE  
BAR AT PODIUM

1 1/2" = 1'-0"



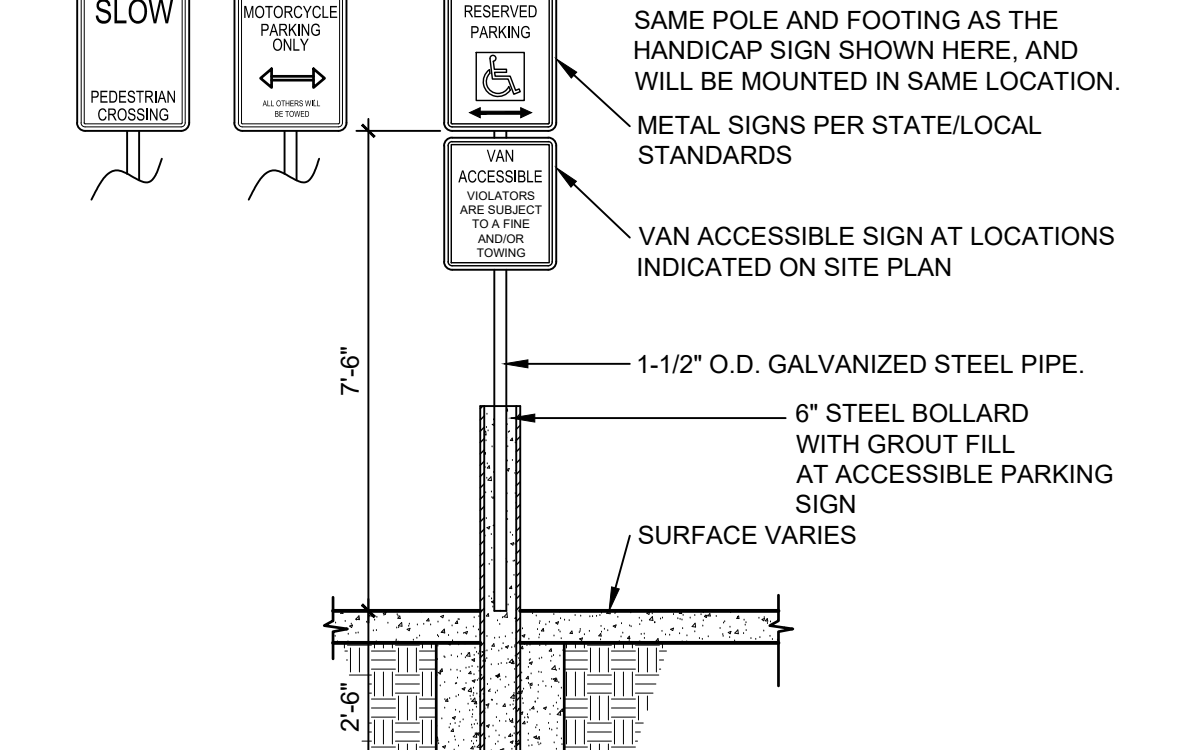
B3  
ACCESSIBLE RAMP

1/4" = 1'-0"



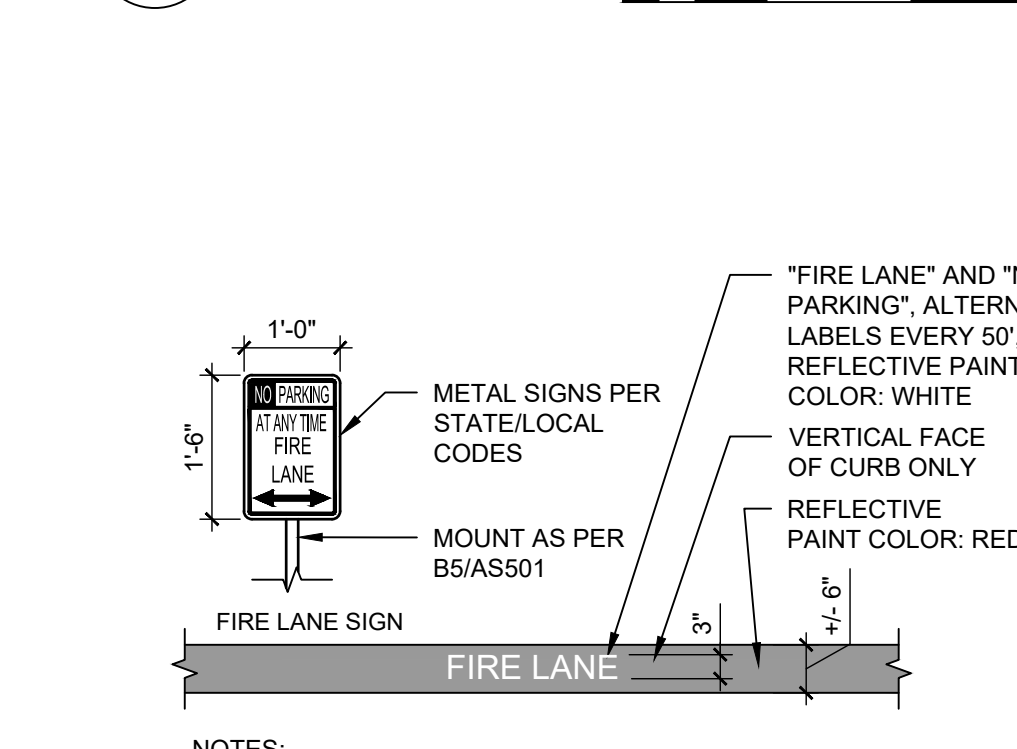
A4  
ACCESSIBLE  
PAVEMENT MARKING

1" = 1'-0"



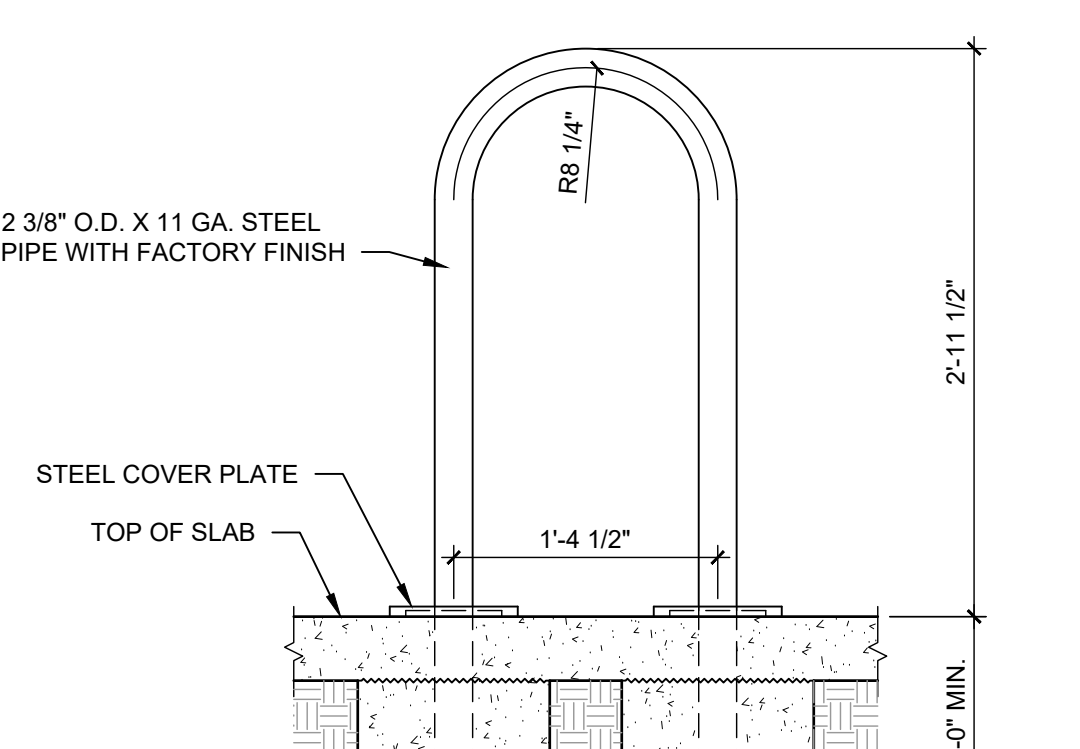
B5  
POLE MOUNTED SIGN

1/2" = 1'-0"



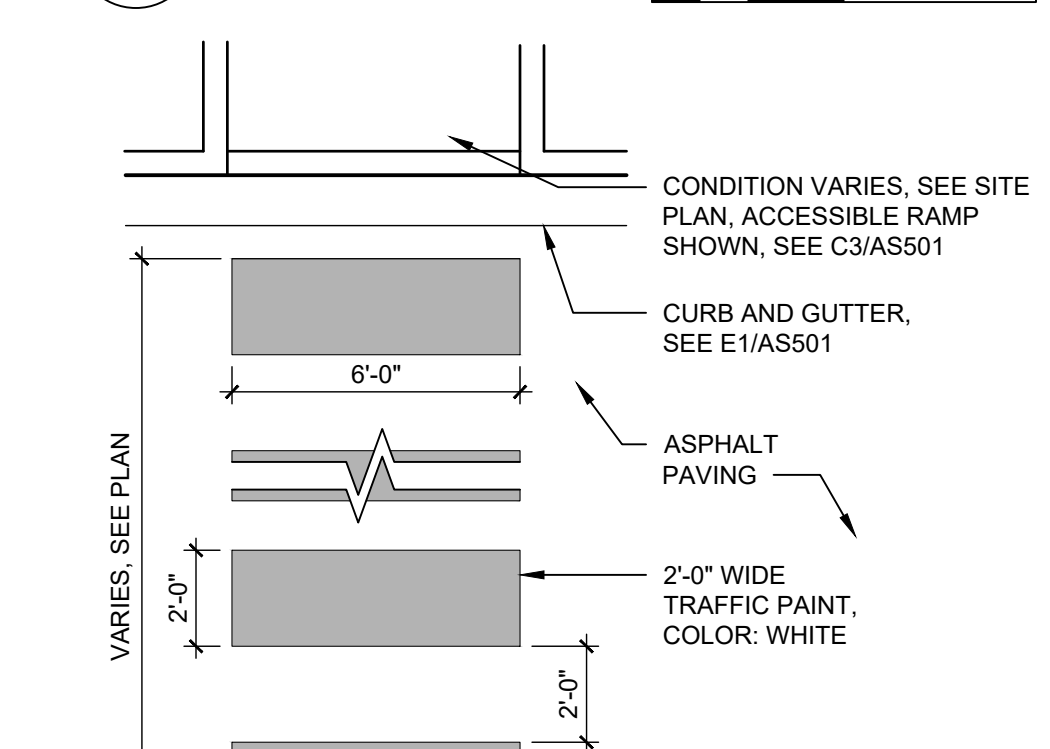
A1  
FIRELANE STRIPING  
AND SIGNAGE

1/2" = 1'-0"



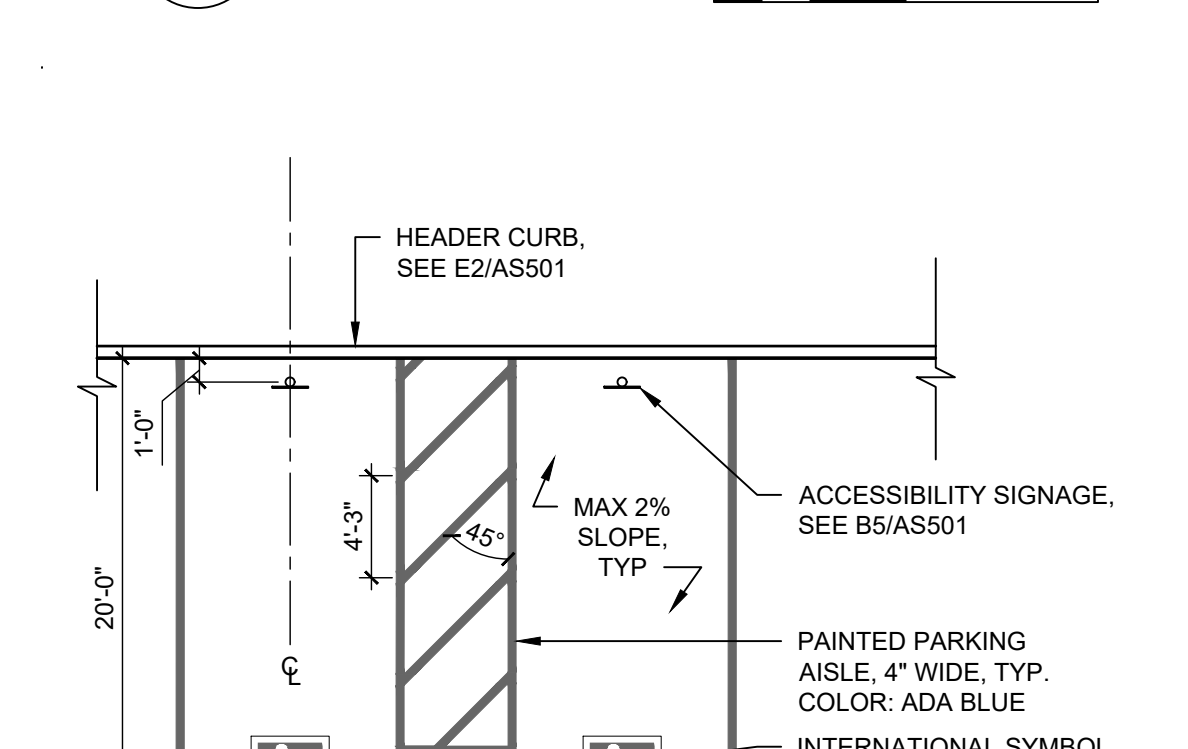
A2  
BICYCLE RACK

1" = 1'-0"



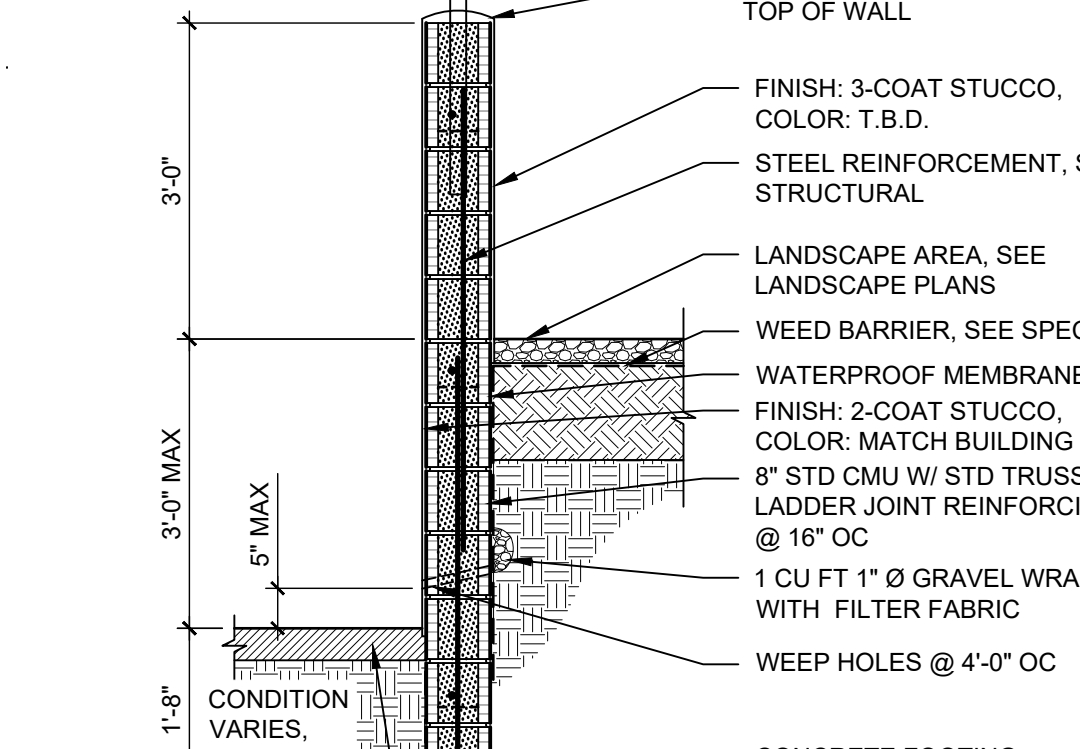
A3  
PAINTED CROSSWALK

1/4" = 1'-0"



A5  
ACCESSIBLE PARKING

1/8" = 1'-0"



A6  
CMU RETAINING WALL

1/2" = 1'-0"