



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: X YES 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: 3/14/2024

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2024

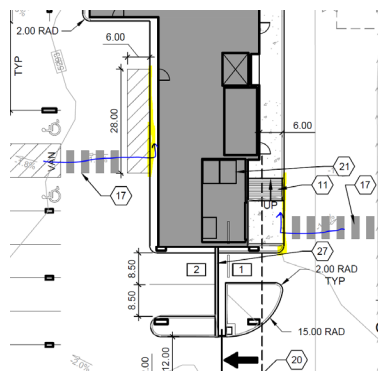
Anthony Santi
Dekker/Perich/Sabitini Architects
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

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. *That is the level of quality returned to me from the county assessor. I have attached an unsigned version of the plat that clearly shows the easement.*
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. *See revised plan*
3. Please explain how the Tandem Parking spaces will be managed? *Tandem spaces will be leased to tenants as a pair*
4. Show on the parking table requirement, how many Motorcycle and EV parking space are required. *See revised site plan*
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. *See keyed note 35 on site plan and detail B5/AS501*
6. Keynote 10: please show on the site plan the dimensions of the clear sight triangle. *Dimensions added to the site plan*
7. A 5 ft. keyway is required for dead-end parking aisles for the lower level plan. *See revised 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. *See revised plan. The columns are 1' wide leaving 8'6" clear at spaces with columns*
9. Please clarify whether the ADA pathways from the ADA aisles to the building entrance are flush all the way long. *Yes, the concrete sidewalks are flush with the asphalt at these locations. see revised plan and detail E4AS501*



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10. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. *The word "COMPACT" has been added to those spaces*
11. Keynote 27: Parking areas shall have barriers to prevent vehicles from colliding with the wall/ fence. *All walls in vehicle parking/circulation areas have a 3'-6" high reinforced concrete base in compliance with IBC 406.4.2. This note has been added as general note M on the site plan*
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. *See attached solid waste approval*
13. Provide a copy of Fire Marshal approval. *See attached approved fire 1 plan*
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. *drive aisles and parking areas will be asphalt paving see general note "G" on the site plan*
15. Please specify the City Standard Drawing Number when applicable. *See revised site plan and keyed notes 33 and 34*
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. *See general note "K" on the revised site plan*
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**). *See attached TIS form*
18. Please provide a letter of response for all comments given

PO Box 1293

Albuquerque

NM 87103

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.
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

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 C3/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 E1/AS501
33. CONCRETE CURB AND GUTTER, TO BE INSTALLED PER CITY STANDARD DETAIL 2415A
34. CONCRETE SIDEWALK, TO BE INSTALLED PER CITY STANDARD DETAIL 2430
35. ACCESSIBLE PARKING SIGNAGE, SEE B5/AS501
36. FLUSH CONCRETE SIDEWALK, SEE E4/AS501
37. CLEAR AREA FOR VEHICLE OVERHANG

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 COMPACT PARKING, "COMPACT" PAINTED ON PAVEMENT
- 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 RAMPS 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.
- K. REPLACE ALL BROKEN OR CRACKED SIDEWALK EXISTING IN THE PUBLIC RIGHT-OF-WAY WITH NEW SIDEWALK, AND CURB AND GUTTER. CURB AND GUTTER TO BE INSTALLED PER CITY STANDARD DETAIL 2415A. SIDEWALK TO BE INSTALLED PER CITY STANDARD DETAIL 2430.
- L. ALL SIDEWALKS AND RAMPS TO BE CONCRETE

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 12 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 MONTAÑAS 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: 66'-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

BUILDING SF:
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. (80 X 1 = 188 SPACES
PROVIDED PARKING = 188 SPACES AT GROUND LEVEL AND GARAGE
68 SPACES AT LOWER LEVEL GARAGE

PROVIDED PARKING = 228 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
ELECTRIC VEHICLE SPACES = 7 SPACES
MOTORCYCLE SPACES = 5 SPACES
BICYCLE PARKING REQUIRED = 19 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)
BICYCLE PARKING PROVIDED = 56 SPACES
52 IN BIKE STORAGE ROOM (KEYED NOTE 12)

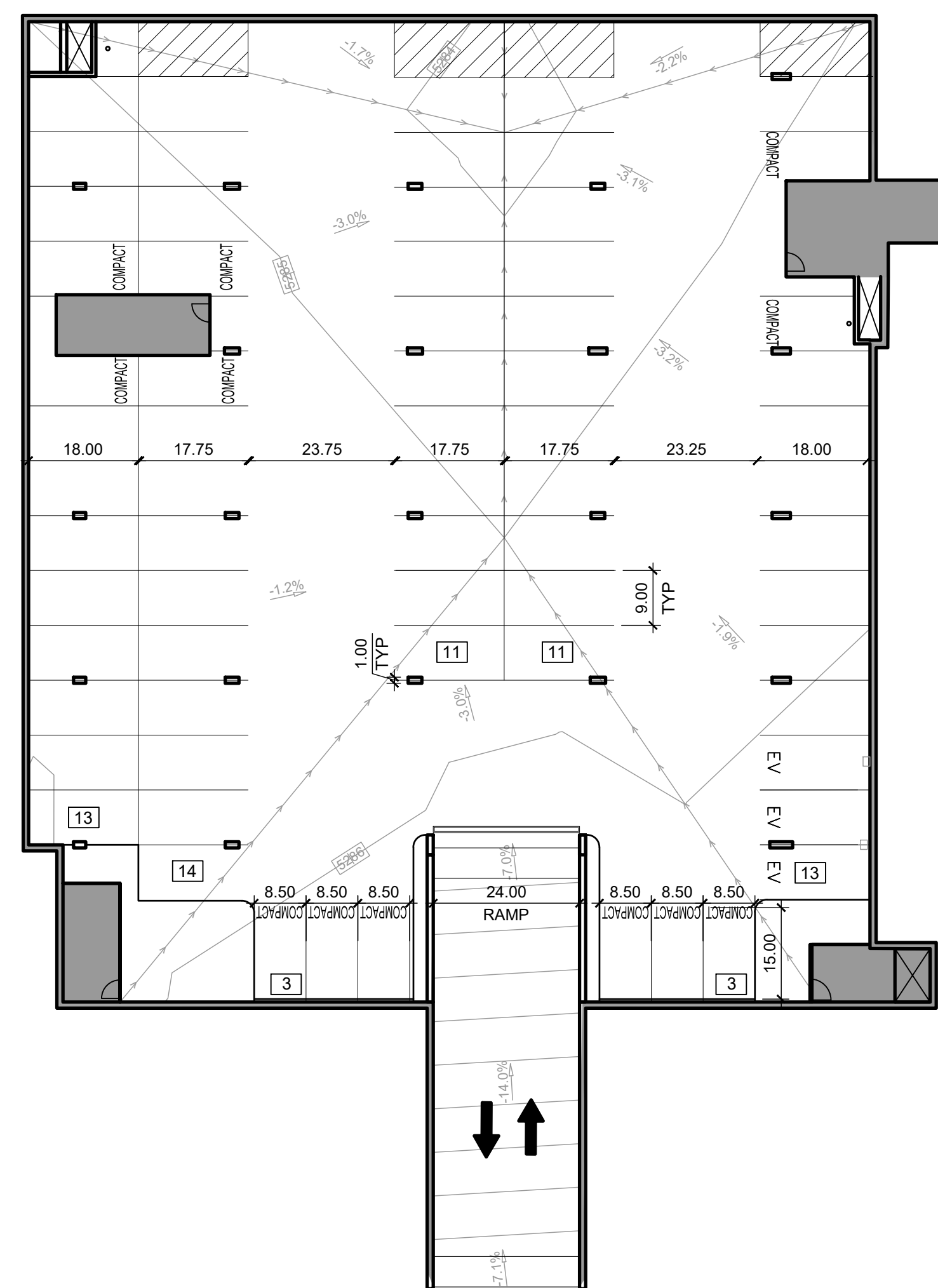
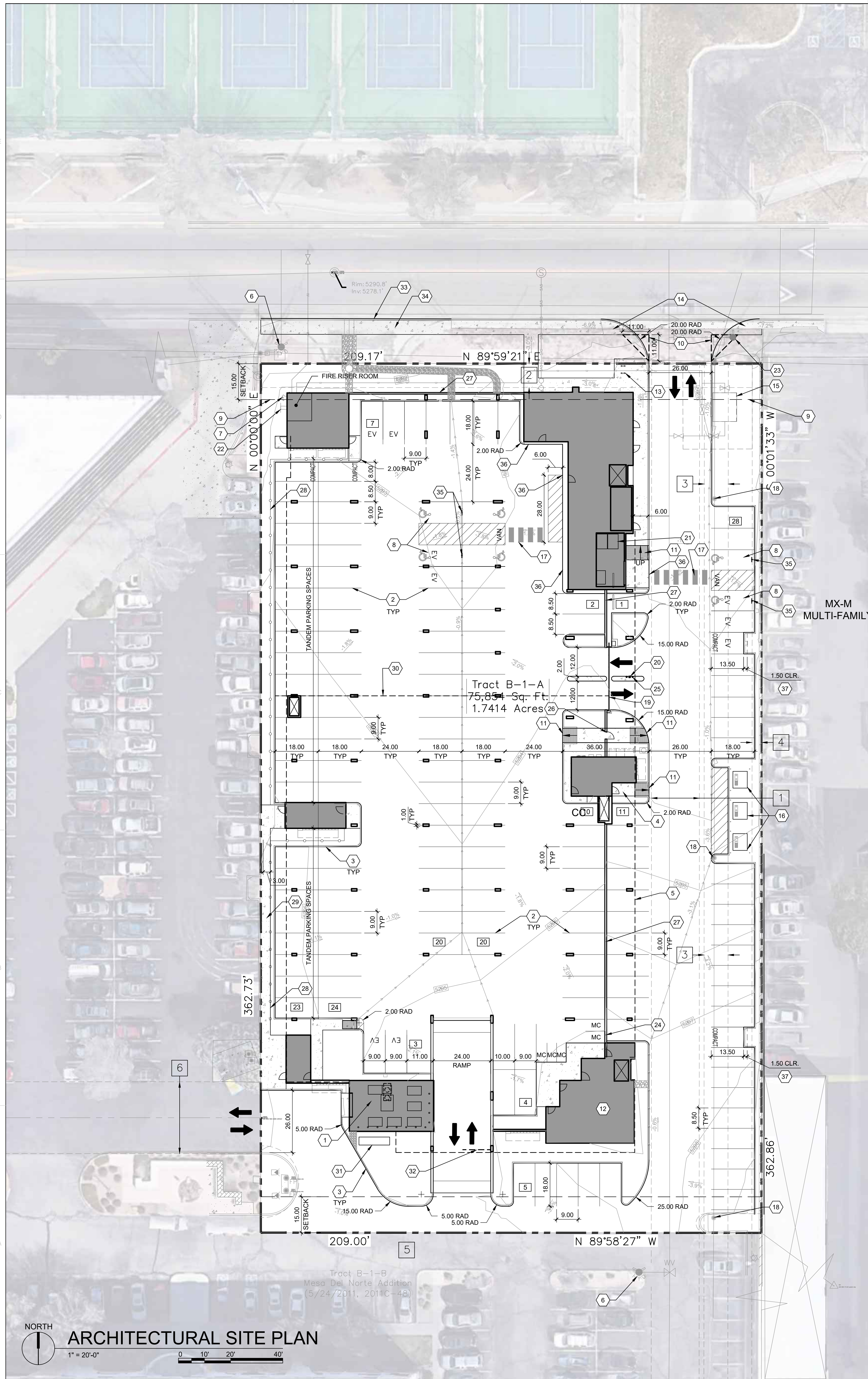
OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING			
USABLE OPEN SPACE			
1 BD: 225 SF PER UNIT	225 SF x 182 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:			22,215 SF
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	= 29,630 SF		

EASEMENT NOTES

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 10' P.U.E.
3. EXISTING 10' UTILITY EASEMENT
4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
5. PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 49, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE
6. EXISTING 30' COMMON ACCESS EASEMENT

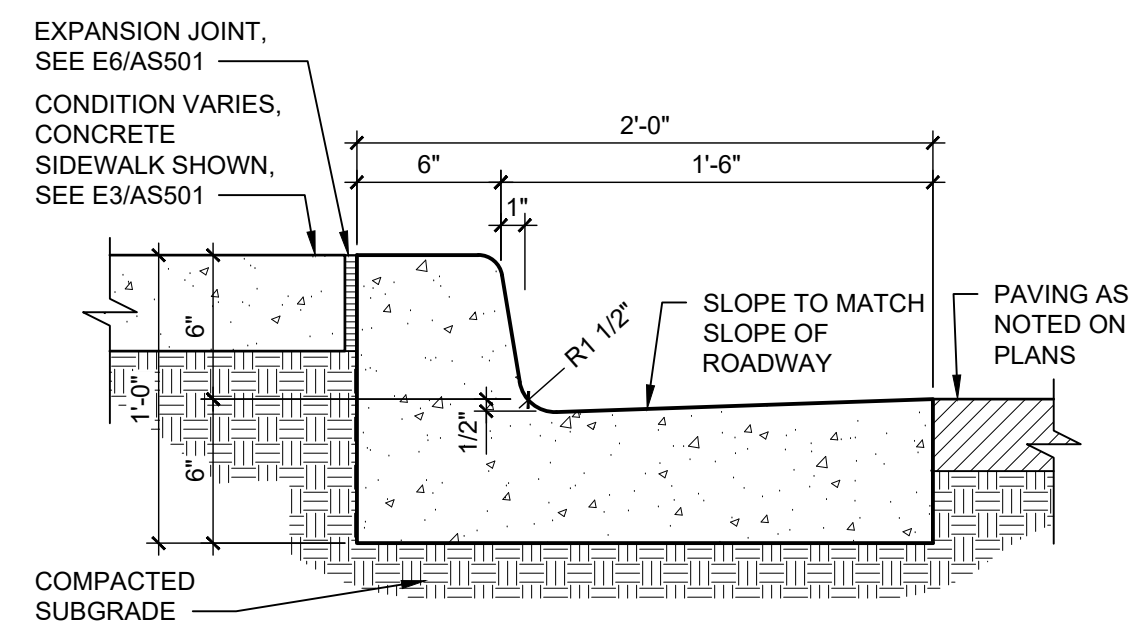
VICINITY MAP



LOWER LEVEL PLAN

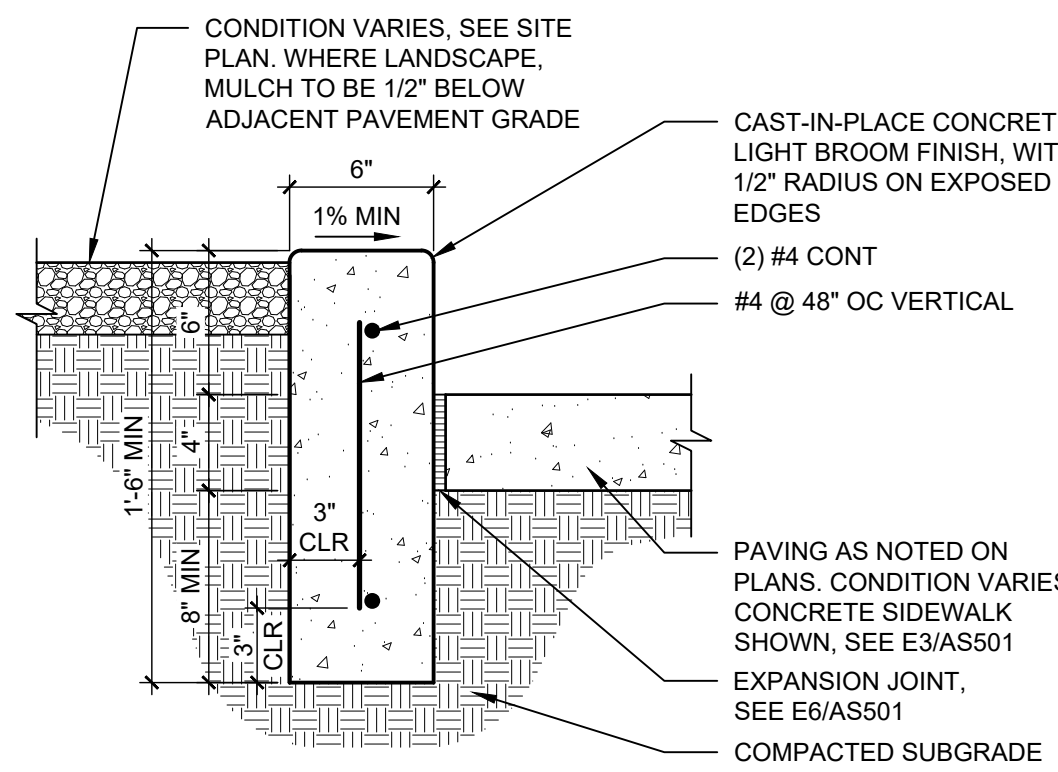
1" = 20'-0" 0 10' 20' 40'

- 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

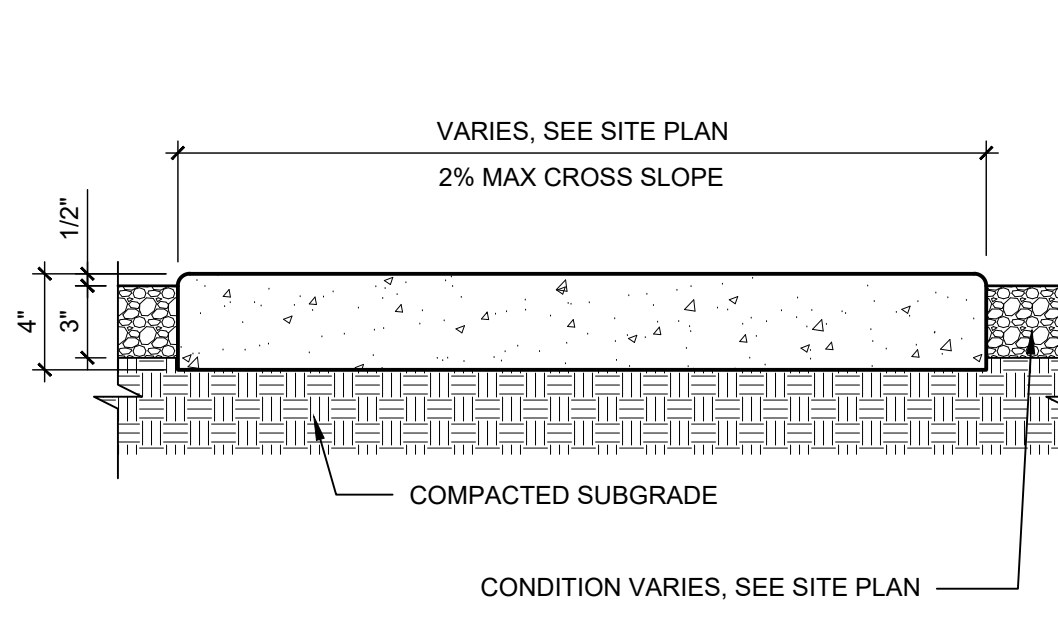
E1 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'



CONCRETE HEADER
CURB

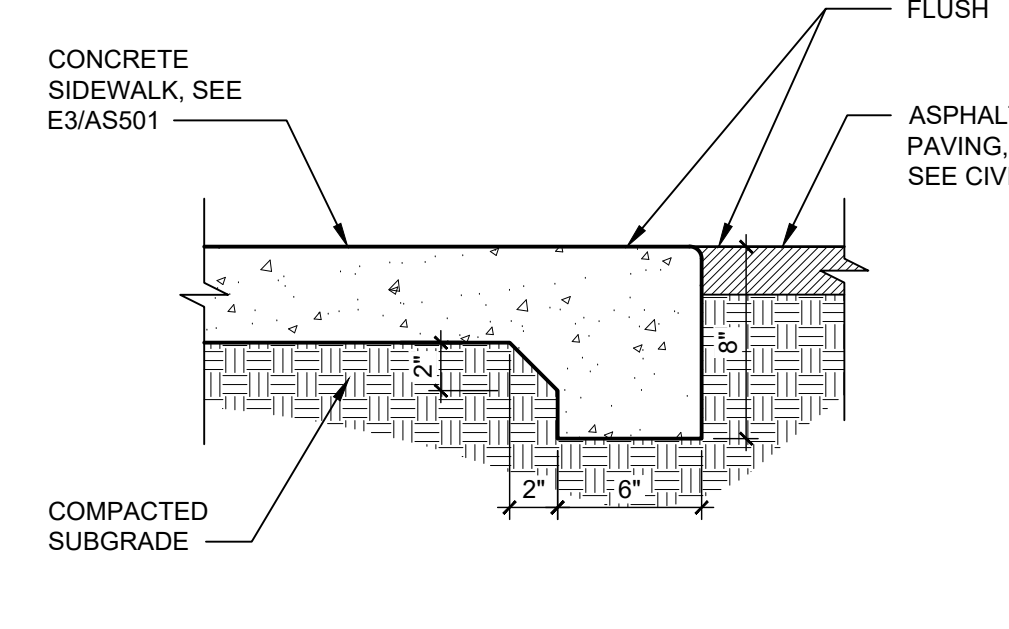
E2 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

- NOTES:
- SEE SITE PLANS AND E6/AS501 FOR JOINING.
 - CAST-IN-PLACE CONCRETE, 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.



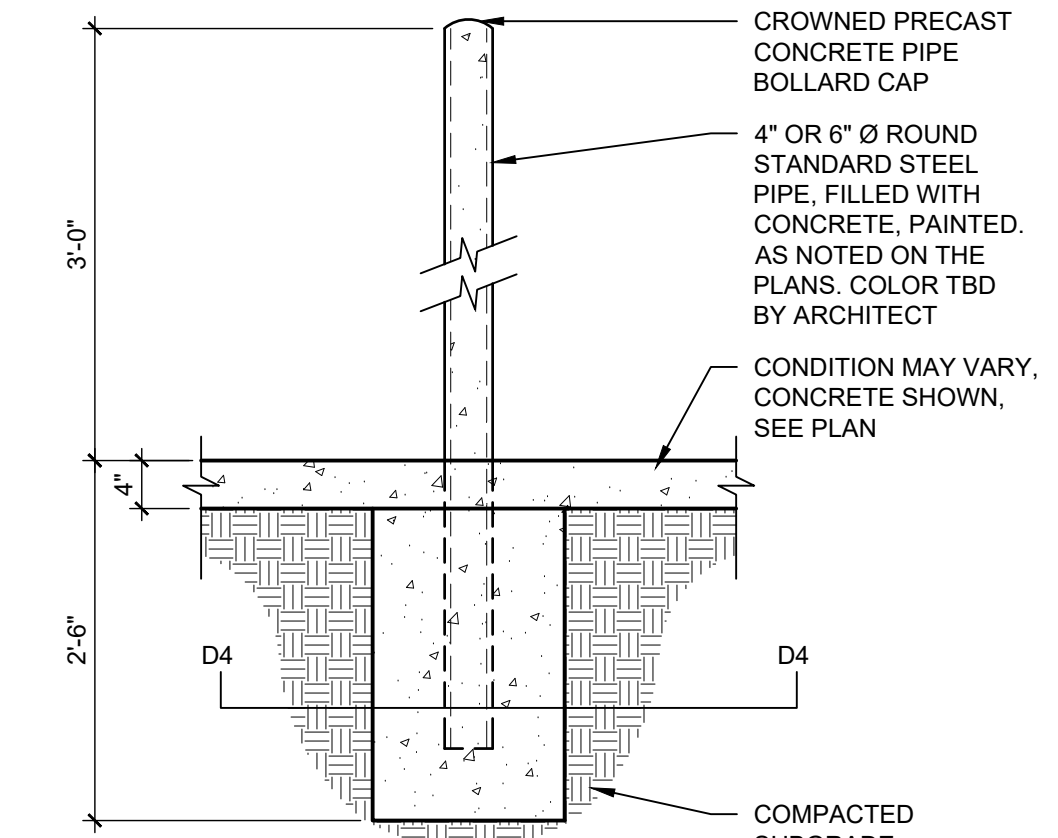
CONCRETE SIDEWALK

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



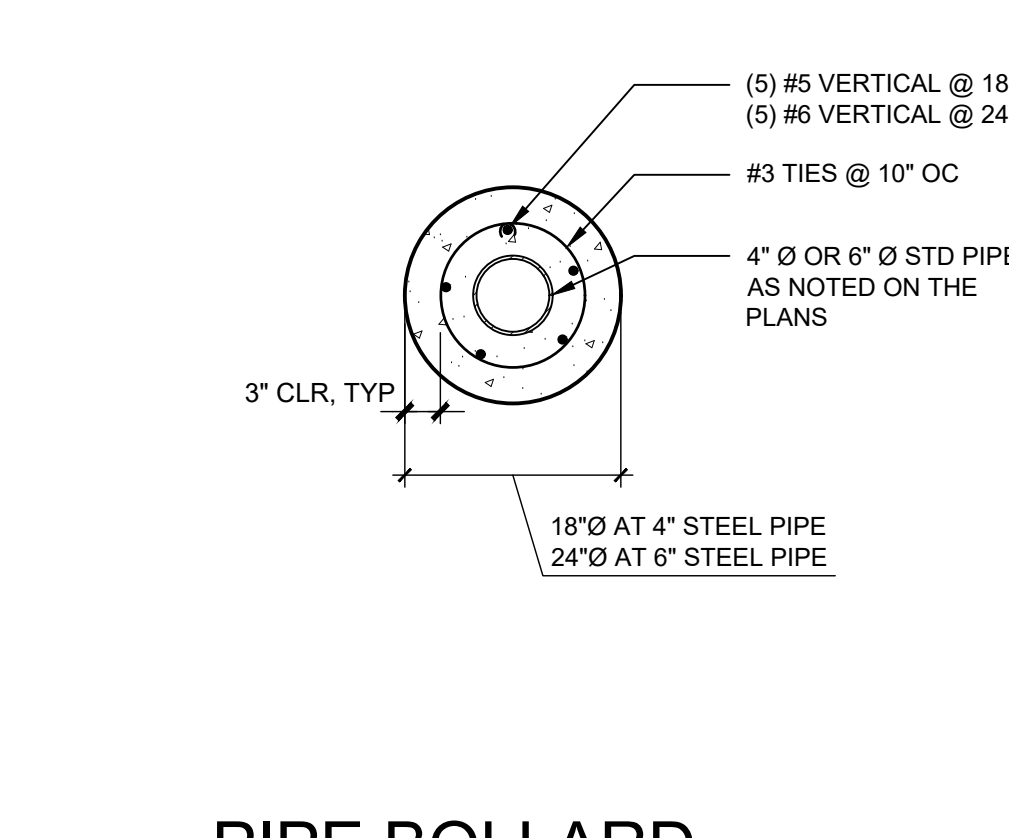
FLUSH CONCRETE
SIDEWALK

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



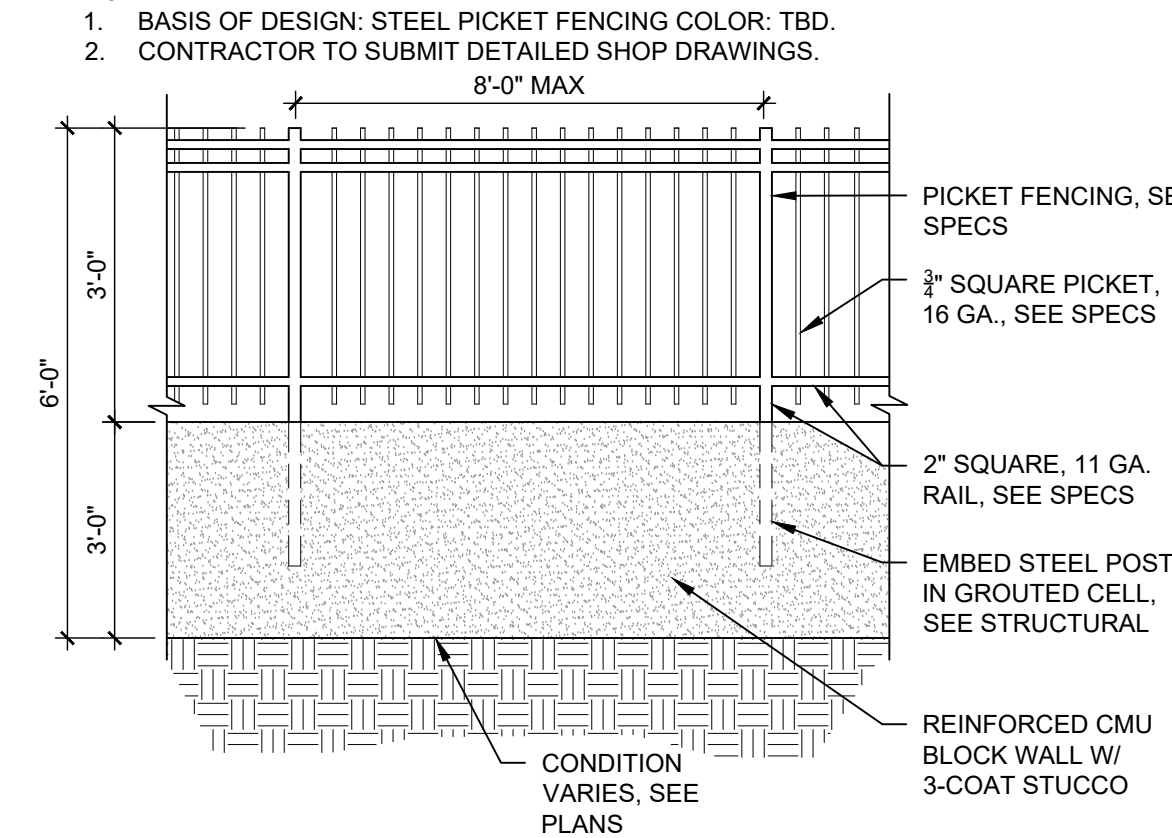
PIPE BOLLARD

D3 3/4" = 1'-0" 0 1' 2' 3'



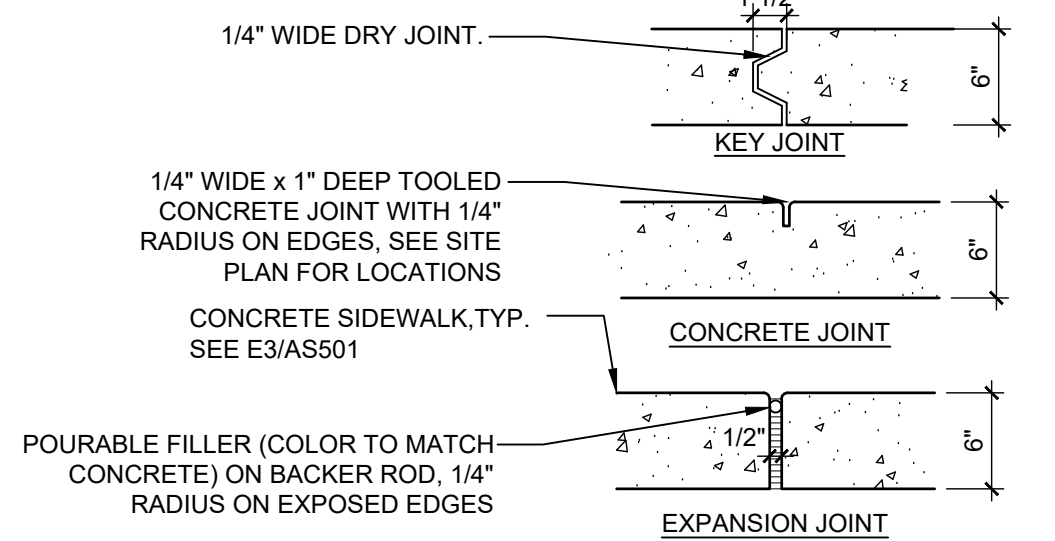
PIPE BOLLARD
FOOTING SECTION

D4 3/4" = 1'-0" 0 1' 2' 3'



ORNAMENTAL FENCE

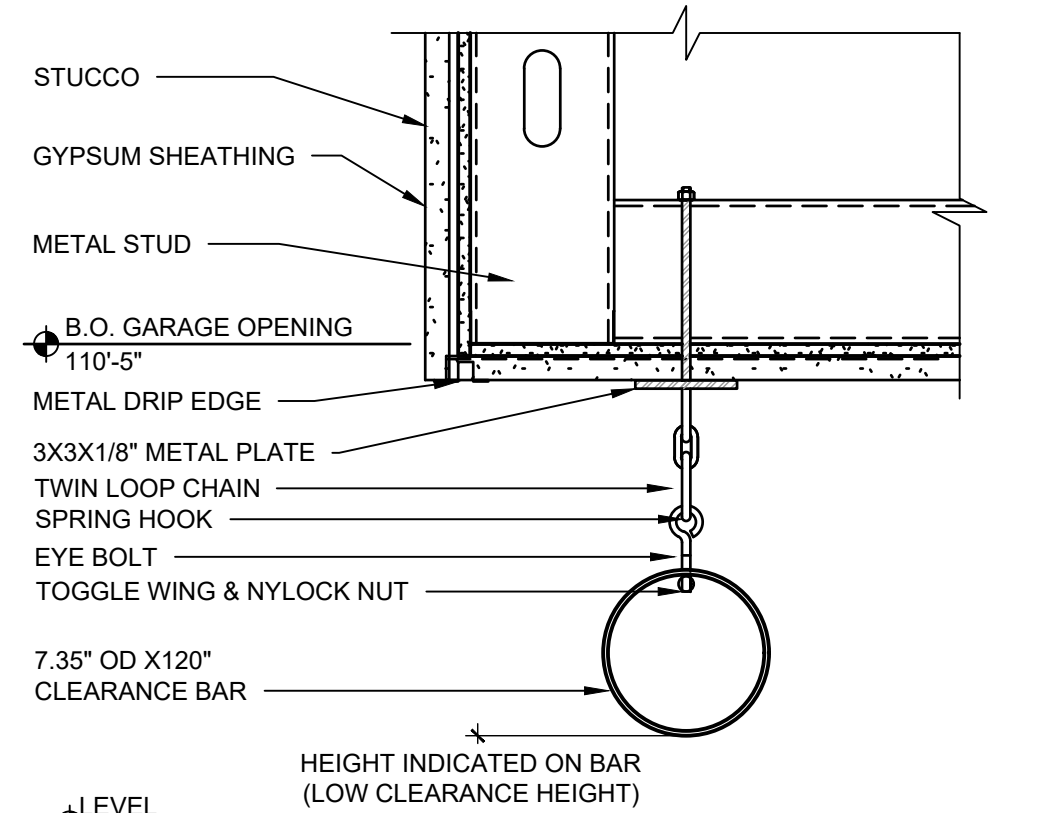
D5 3/8" = 1'-0" 0 2' 4' 6'



CONCRETE JOINTS
& JOINT SPACING

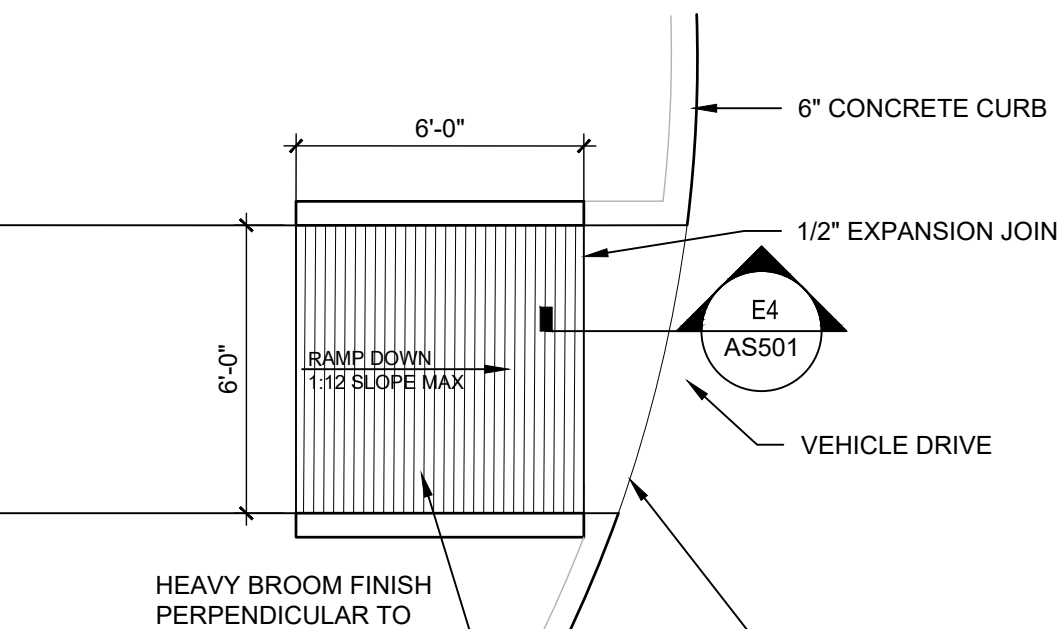
E6 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

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



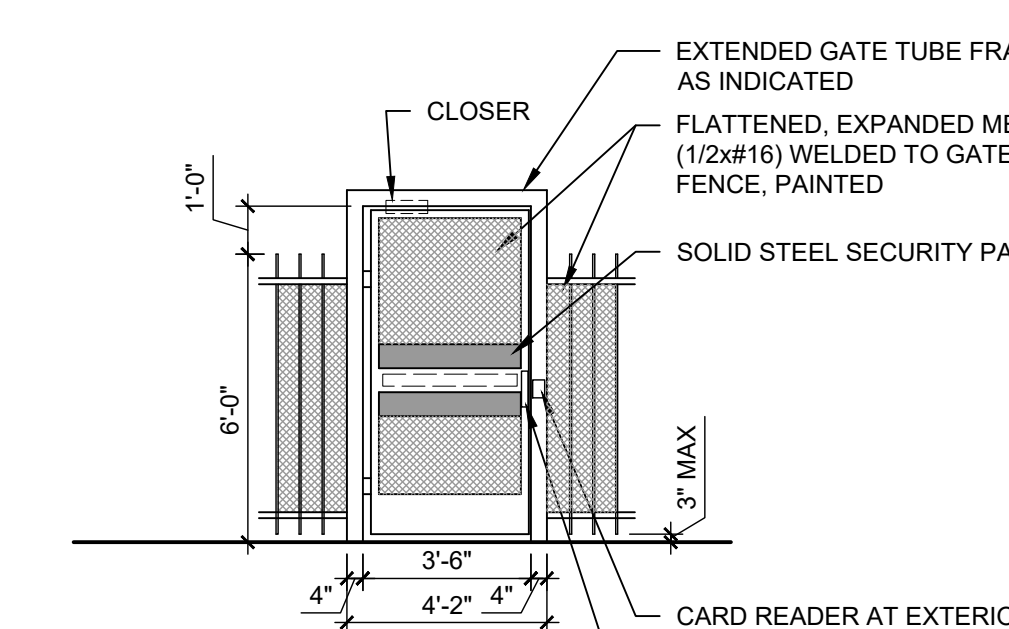
GARAGE CLEARANCE
BAR AT PODIUM

B1 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'



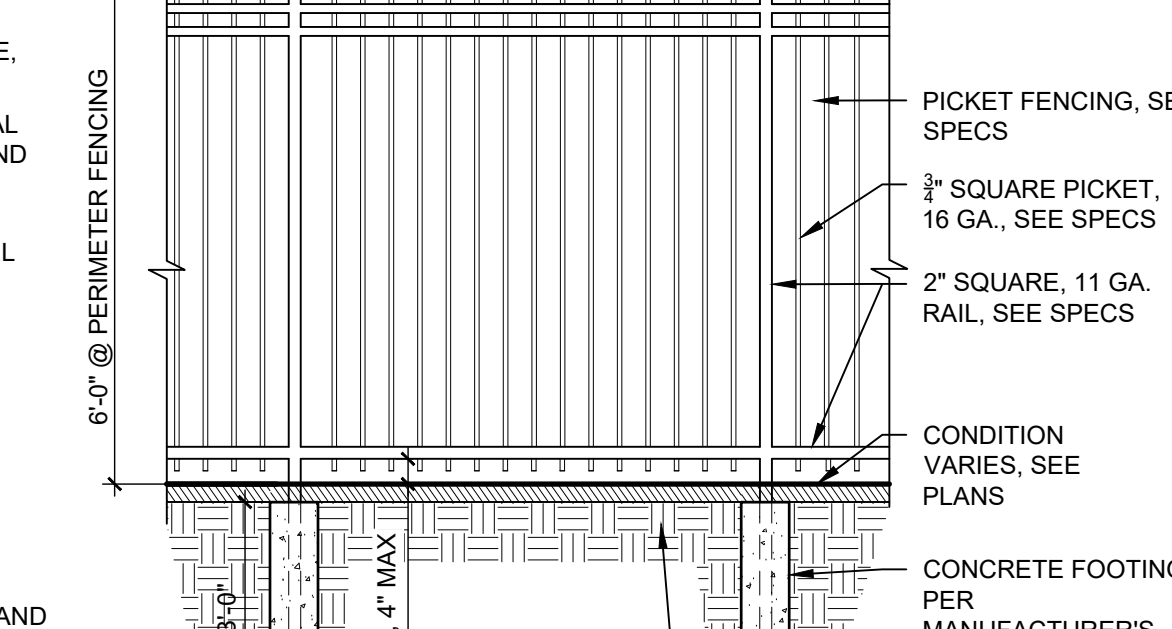
ACCESSIBLE RAMP

C3 1/4" = 1'-0" 0 2' 4' 6'



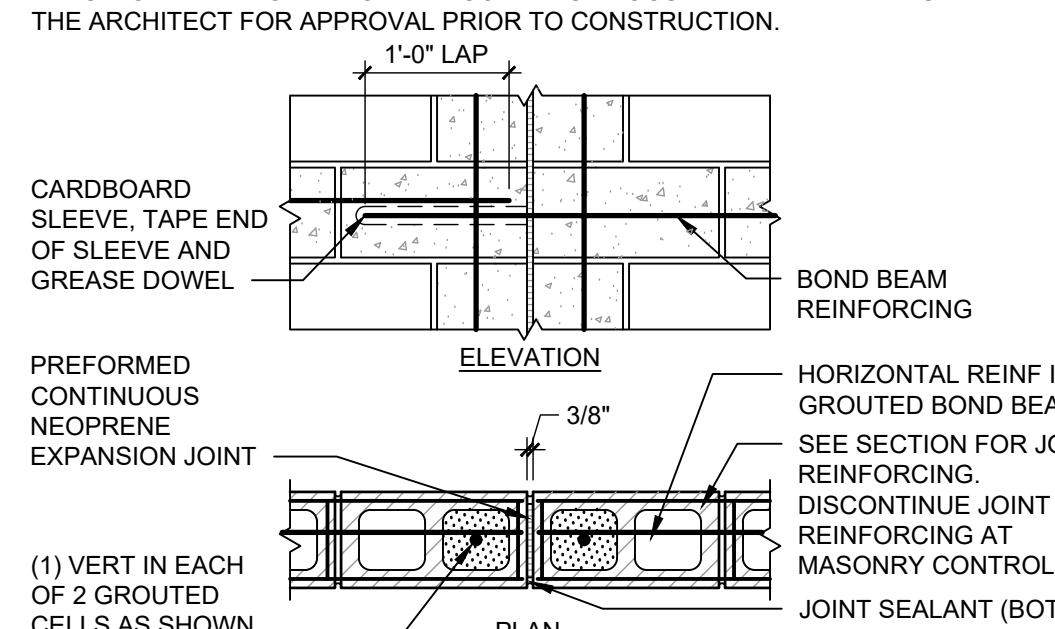
ELEVATION - GATE

C4 1/4" = 1'-0" 0 2' 4' 6'



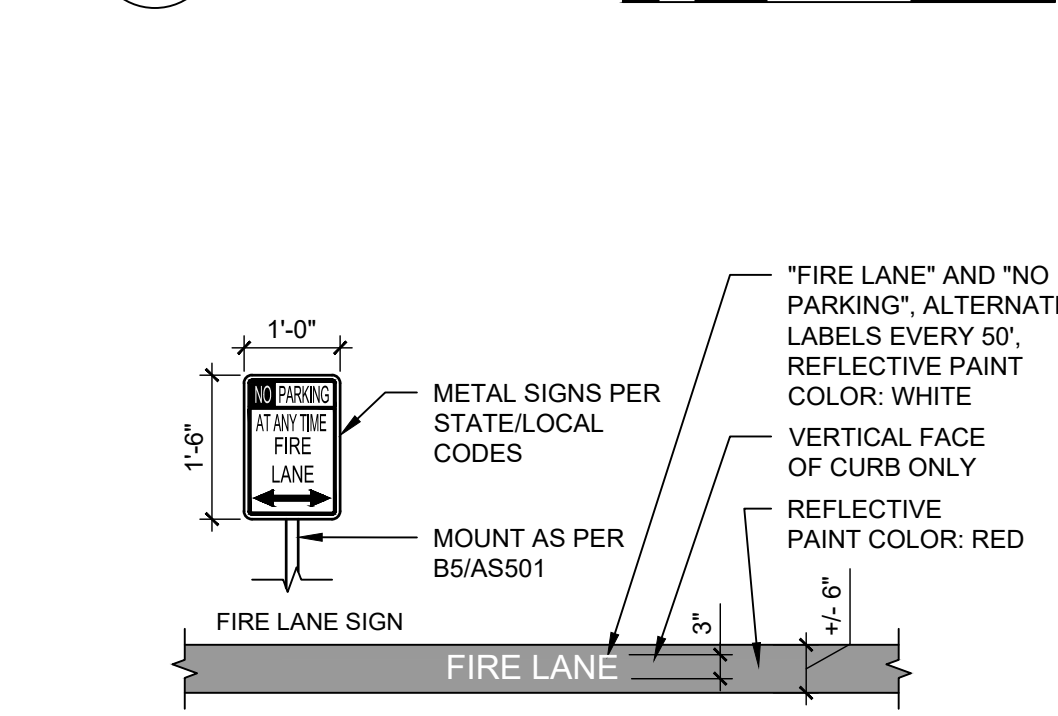
ORNAMENTAL FENCE

C5 3/8" = 1'-0" 0 2' 4' 6'



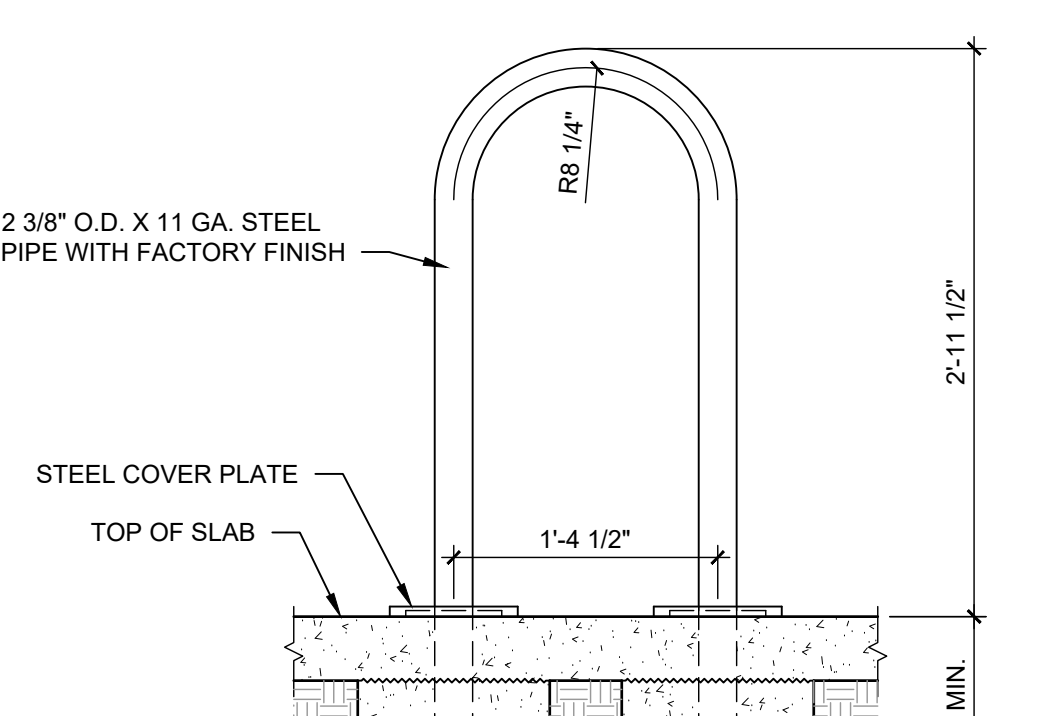
MASONRY CONTROL JOINT

C6 3/4" = 1'-0" 0 1' 2' 3'



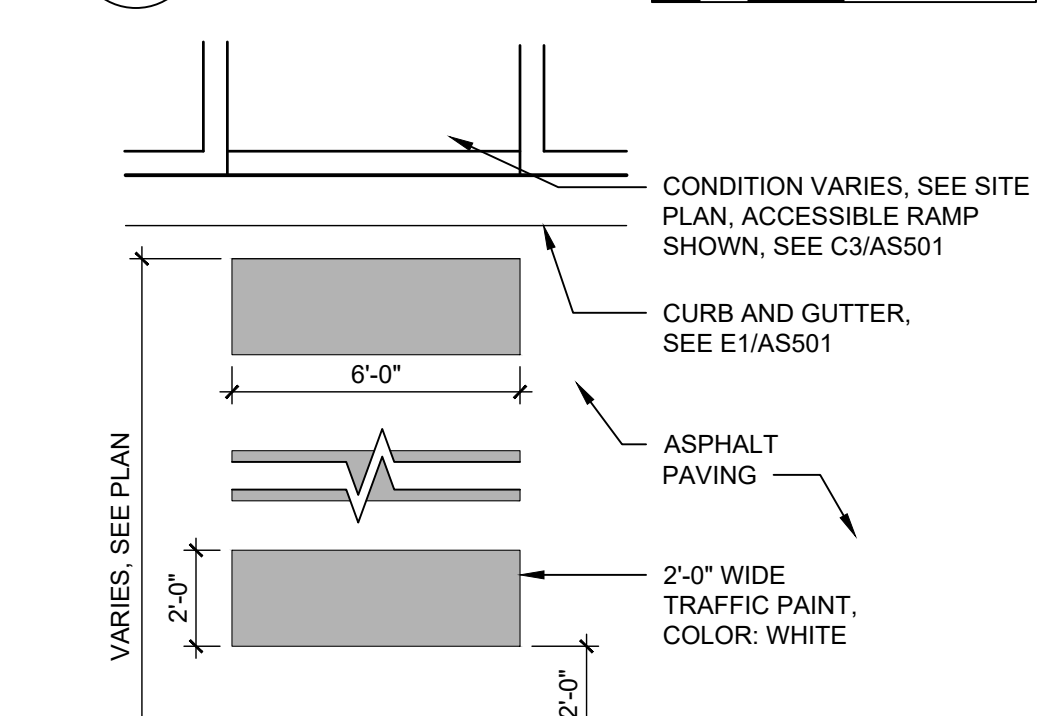
FIRELANE STRIPING
AND SIGNAGE

A1 1/2" = 1'-0" 0 1' 2' 3'



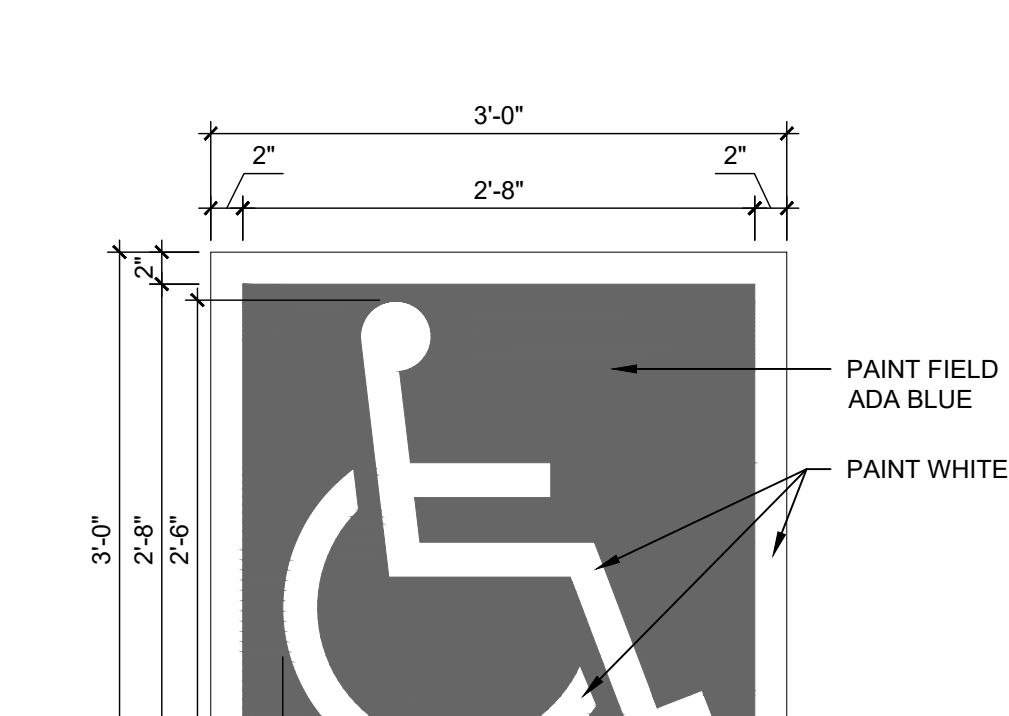
BICYCLE RACK

A2 1" = 1'-0" 0 1/2' 1' 1 1/2'



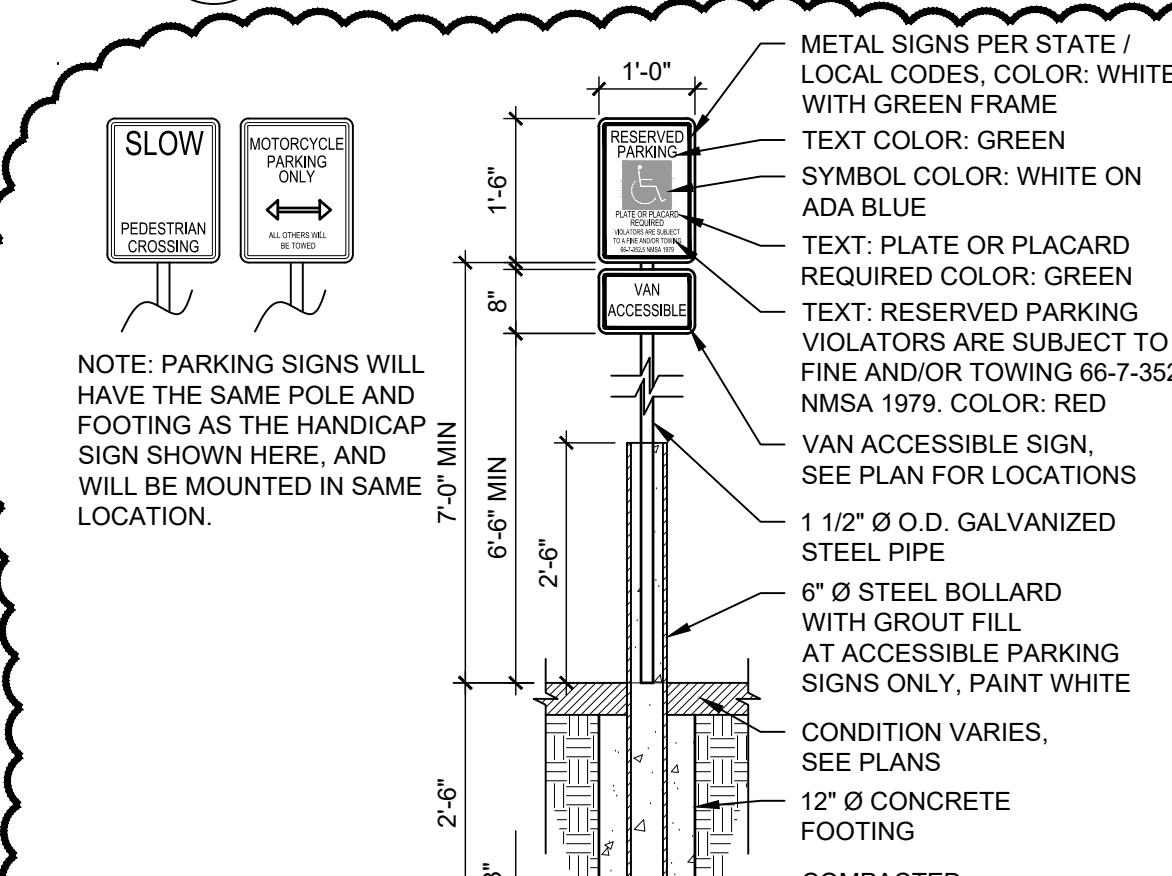
PAINTED CROSSWALK

A3 1/4" = 1'-0" 0 2' 4' 6'



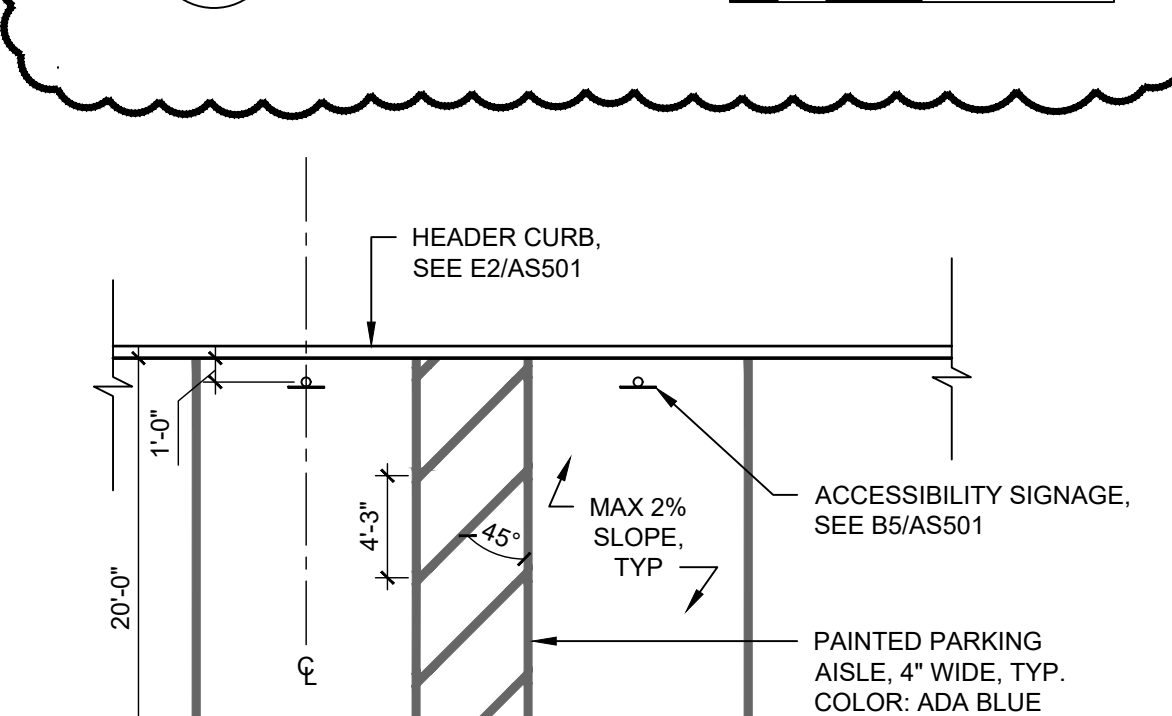
ACCESSIBLE
PAVEMENT MARKING

A4 1" = 1'-0" 0 1/2' 1' 1 1/2'



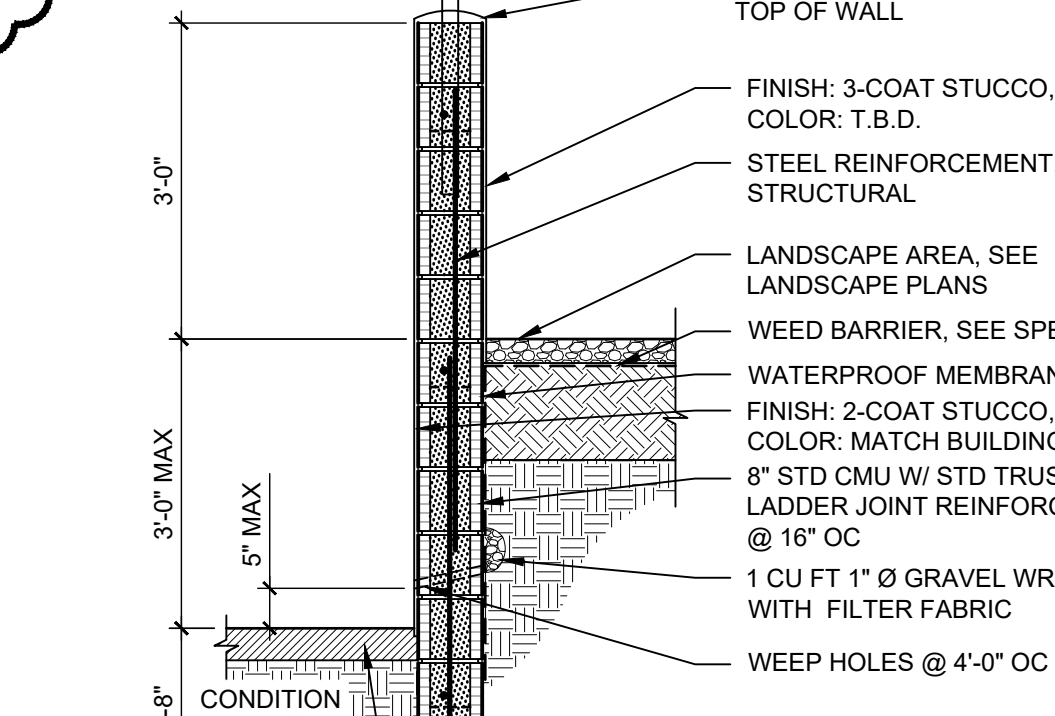
BOLLARD MOUNTED SIGN

B5 1/2" = 1'-0" 0 1' 2' 3'



ACCESSIBLE PARKING

A5 1/8" = 1'-0" 0 4' 8' 16'



CMU RETAINING WALL

A6 1/2" = 1'-0" 0 1' 2' 3'

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Louisiana Boulevard NE (Premium Transit/Arterial)
(arterial, collector, local, main street) Constitution Ave NE (Local)

Comprehensive Plan Center Designation: Uptown Urban Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 25-30,000 Louisiana Volume-to-Capacity Ratio: PM 0.36 on Louisiana
+/- 4,000 Constitution (if applicable)

Adjacent Transit Service(s): Multiple Routes Nearest Transit Stop(s): Route 157 at Louisiana and Constitution

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bicycle lanes/route/boulevard on Constitution
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks constructed in surrounding area

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M. P. E.

6/24/2021

TRAFFIC ENGINEER

DATE

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.

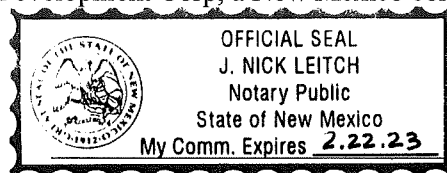
ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.
a New Mexico corporation

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 - [Signature]

My Commission Expires: **2.22.23**

KLG 10, LLC
a New Mexico limited liability company

By: _____

Date of Execution: June 2, 2021

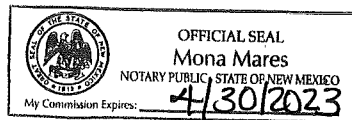
Its: Member

STATE OF NEW MEXICO)

)ss.

COUNTY OF BERNALILLO)

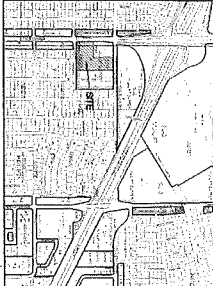
This instrument was acknowledged before me on June 2, 2021, by Faizel Kassam as
Managing Member of KLG 10, LLA, a New Mexico limited liability company.

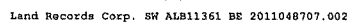


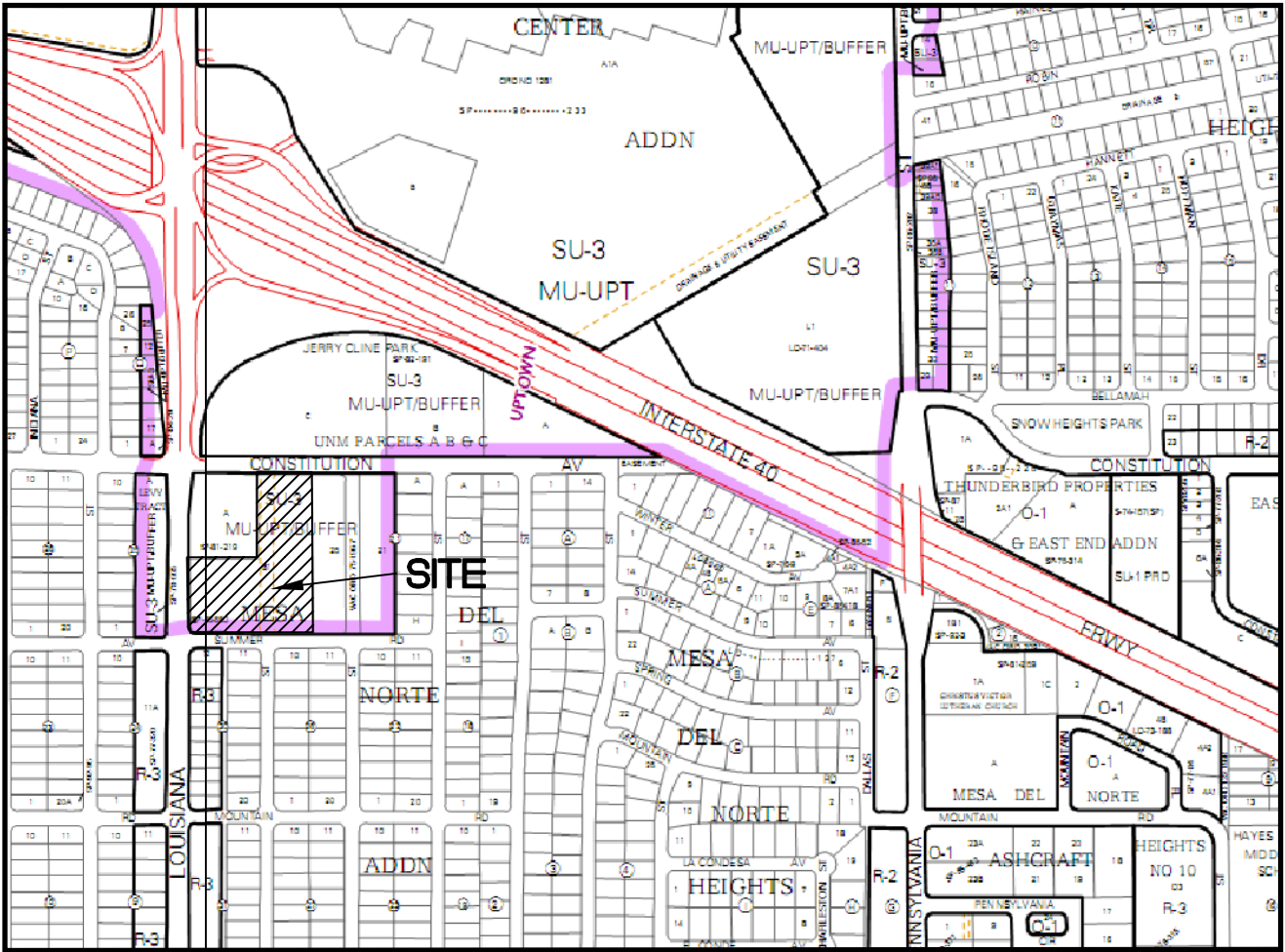
NOTARY PUBLIC

My Commission Expires: April 30, 2023

Exhibit A

	
Neighborhood Map Zone Atlas 219-2	
Purpose of the 1. TO SUBMIT TO THE CITY OF ALBUQUERQUE A DEVELOPMENT PLAN FOR THE SITE SHOWN ON THE MAP. 2. TO SUBMIT TO THE CITY OF ALBUQUERQUE A DEVELOPMENT PLAN FOR THE SITE SHOWN ON THE MAP.	
Subdivision Data 1. AREA OF SITE: 1.500 ACRES 2. NUMBER OF LOTS: 10 3. NUMBER OF LOTS: 10 4. NUMBER OF LOTS: 10 5. NUMBER OF LOTS: 10 6. NUMBER OF LOTS: 10 7. NUMBER OF LOTS: 10 8. NUMBER OF LOTS: 10 9. NUMBER OF LOTS: 10 10. NUMBER OF LOTS: 10	
Free Consent & Dedication THE UNDERSIGNED HEREBY CERTIFY THAT THE SITE SHOWN ON THE MAP IS THE PROPERTY OF THE CITY OF ALBUQUERQUE AND THAT THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. THE UNDERSIGNED HEREBY CERTIFY THAT THE SITE SHOWN ON THE MAP IS THE PROPERTY OF THE CITY OF ALBUQUERQUE AND THAT THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Indicating Information 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Legal Description 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Notes 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Public Utility Easements 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Approved and Accepted by: 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
City of Albuquerque 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Surveyor's Certificate 1. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP. 2. THE CITY OF ALBUQUERQUE HAS THE RIGHT TO USE THE SITE FOR THE PURPOSES OF THE PROJECT SHOWN ON THE MAP.	
Land Records Corp. SW ALB11361 BE 2011048707.001	





Vicinity Map Zone Atlas J-19-Z



Purpose of Plat

- 1. TO DIVIDE TRACT B-1 INTO TWO SEPARATE TRACTS.
- 2. TO GRANT EASEMENTS AS SHOWN HEREON.
- 3. TO DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 4.5304 ACRES
ZONE ATLAS PAGE NO.. J-19-Z
NUMBER OF EXISTING LOTS. 1 LOT
NUMBER OF LOTS CREATED. 2 LOTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE. 0.251 ACRES
MILES OF FULL WIDTH STREETS. 0.00
MILES OF HALF WIDTH STREETS. 0.00
DATE OF SURVEY. OCTOBER 2010

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DANIEL ASHCRAFT, PRESIDENT _____ DATE
ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
BY: DANIEL ASHCRAFT, PRESIDENT, ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

Indexing Information

Section 18, Township 10 North, Range 4 East
and Section 13, Township 10 North, Range 3 East
Subdivision: Mesa Del Norte Addition
Owner: Ashcraft Rel Estate & Development
UPC #101905830322332214

Legal Description

TRACT LETTERED/NUMBERED "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 DECEMBER 31, 1995, IN PLAT BOOK C29, FOLIO 45.

NM GAS and PNM Note

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Public Utility Easements:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER 2010.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- 4. THE SUBJECT PROPERTY IS WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST AND SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST.

Plat of
Tracts B-1-A & B-1-B
Mesa Del Norte Addition
comprised of
Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

City Surveyor	_____	Date
Traffic Engineer, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date


Utility approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE
N.M.R.P.S. No. 14271

 **CARTESIAN SURVEYS INC.**
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Plat of
Tracts B-1-A & B-1-B
Mesa Del Norte Addition

comprised of
Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico

December 2010

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.98'	N 00°00'00" E
L2	97.00'	N 03°05'14" E
L3	52.35'	N 00°00'51" E
L4	5.20'	S 90°00'00" E
L5	2.76'	N 00°00'00" E
L6	2.72'	S 00°01'33" W
L7	6.34'	S 00°00'00" W
L8	23.31'	S 89°58'27" E
L9	23.31'	N 89°58'27" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27' (39.27')	25.00' (25.00')	89°59'41"	35.35'	N 44°59'00" W
C2	48.82'	14.97	186°53'45"	29.88'	N 00°00'00" E
C3	12.61'	4.01	180°00'00"	8.03'	S 00°01'33" W

Easement Notes

- EXISTING 30' COMMON ACCESS EASEMENT (10/29/81, C19-2)
- EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (12/31/95, C29-45)
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (01/28/72, BK. D 911, PG. 20, DOC. NO. 67687)
- EXISTING 10' UTILITY EASEMENT (10/29/81, C19-2)
- EXISTING 10' X 30' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- EXISTING 5' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- EXISTING WATERLINE EASEMENT (BK. MISC. 658A, PG. 565, DOC. NO. 88-78280)
- EXISTING 20' X 21' UNDERGROUND EASEMENT (03/17/89, BK. MISC. 726A, PG. 346, DOC. NO. 89-22759)
- A PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREAS.
- 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- LANDSCAPE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS B-1-A and B-1-B AND TO BE MAINTAINED BY THE OWNER OF TRACT B-1-B.

GRAPHIC SCALE



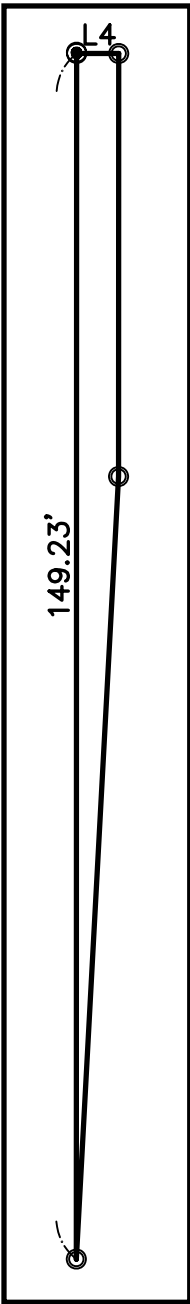
(IN FEET)
1 inch = 50 ft.

CARTESIAN SURVEYS INC.

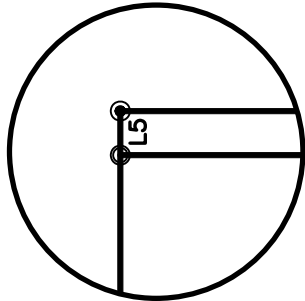
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 2 of 2
101937

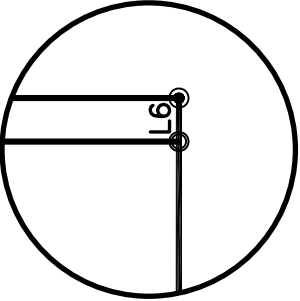
Detail "A"



Detail "B"



Detail "C"



Constitution Avenue, N.E.

(60' R/W)

5/8" Rebar

N 74°14'23" E
5060.10'

ACS Monument "8_J20"
NAD 1983 CENTRAL ZONE
X=1550459.345
Y=1491184.860
Z=5364.697 (NAVD 1988)
G-G=0.999656524
Mapping Angle= -0°10'22.53"

Dedicated to the City
of Albuquerque in Fee Simple
with Warranty Covenants
572 sq. ft.
0.0131 ACRES

5/8" Rebar
See Detail "B"

See Detail "C"

Tract A,
Mesa Del Norte Addition
(10/29/81, C19-2)

Tract B-1-A
75,854 sq. ft.
1.7414 ACRES

Dedicated to the City
of Albuquerque in Fee Simple
with Warranty Covenants
524 sq. ft.
0.0120 ACRES

Pk Nail, Illegible
Rejected
Pk Nail "LS 11463"
Accepted

Tract B-1-B
120,392 sq. ft.
2.7638 ACRES

Louisiana Boulevard, N.E.

(100' R/W)

1/2" Rebar with
Cap "LS 11463"

1/2" Rebar with
Cap "LS 11463"

Summer Avenue, N.E.

(50' R/W)

ACS Monument "17_K19"
NAD 1983 CENTRAL ZONE
X=1548658.688
Y=1487200.514
Z=5344.389 (NAVD 1988)
G-G=0.999657877
Mapping Angle= -0°10'34.73"

5/8" Rebar



GENERAL 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 RAMPS 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.

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 PASEO 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 = 7' 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

BUILDING SF:

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 = 159 SPACES AT GROUND LEVEL GARAGE
71 SPACES AT LOWER LEVEL GARAGE

PROVIDED PARKING = 230 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
6 SPACES PROVIDED = 6 SPACES REQUIRED

BICYCLE PARKING REQUIRED: 19 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)
BICYCLE PARKING PROVIDED = 19 SPACES

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
STUDIO	STUDIO	518 SF	61	31,598 SF
1-1B	1 BEDROOM / 1 BATHROOM	698 SF	15	10,470 SF
1-1C	1 BEDROOM / 1 BATHROOM	699 SF	18	12,582 SF
1-1D	1 BEDROOM / 1 BATHROOM	641 SF	25	16,025 SF
1-1E	1 BEDROOM / 1 BATHROOM	646 SF	19	12,274 SF
1-1F	1 BEDROOM / 1 BATHROOM	741 SF	10	7,410 SF
1-1G	1 BEDROOM / 1 BATHROOM	639 SF	4	2,556 SF
1-1H	1 BEDROOM / 1 BATHROOM	652 SF	5	3,260 SF
1-1J	1 BEDROOM / 1 BATHROOM	689 SF	5	3,445 SF
2-2B	2 BEDROOM / 2 BATHROOM	1,060 SF	28	29,680 SF
TOTAL:		190 UNITS		129,300 SF

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:			
LEVEL 1	= 7,633 SF		
LEVEL 2	= 12,728 SF		
LEVEL 3	= 2,419 SF		
LEVEL 4	= 2,226 SF		
LEVEL 5	= 2,226 SF		
LEVEL 6	= 2,400 SF		
TOTAL		=	29,630 SF

LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- 6' TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN
- 6' WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

SHEET KEYED NOTES

- TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- CONCRETE CURB & GUTTER, SEE D3/SDP1.2
- 6" WIDE CONCRETE SIDEWALK SEE D5/SDP1.2
- BUILDING ABOVE
- EXISTING FIRE HYDRANT, SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING, SEE A5/SDP1.2
- 15' MAX FRONT SETBACK
- 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
- ACCESSIBLE RAMP, SEE B3/SDP1.2
- BIKE STORAGE ROOM
- BIKE RACK, SEE C3/SDP1.2
- PERPENDICULAR CURB RAMP'S ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443
- WATER METER VAULT, SEE CIVIL
- TRASH CHUTE FOR REFUSE AND RECYCLE
- VEHICLE RAMP
- MOTORCYCLE PARKING SPACES

EASEMENT NOTES

- EXISTING 20" WATERLINE EASEMENT
- EXISTING 10" P.U.E.
- EXISTING 10" UTILITY EASEMENT
- EXISTING 4" UNDERGROUND TELEPHONE EASEMENT
- PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE
- EXISTING 30" COMMON ACCESS EASEMENT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE AT FIRST LEVEL COVERED PARKING GARAGE, LEASING OFFICE, MAIL AND PACKAGE CENTER AND BIKE STORAGE ROOM. AT SECOND FLOOR LEVEL THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

CPTED

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

NATURAL ACCESS CONTROL -

PROPERLY LOCATED ENTRANCES, EXITS, FENCING, LANDSCAPING, AND LIGHTING DIRECT TOWARD FOOT AND MOTOR VEHICULAR TRAFFIC INTO THE SITE. NATURAL ACCESS CONTROL IS IMPLEMENTED AT PRIMARY BUILDING ENTRANCE LOCATED AT THE MAIN VEHICULAR AND PEDESTRIAN WAY ALONG CONSTITUTION AVENUE. SIGNS, FENCES AND LANDSCAPE MATERIAL FORM AN EDGE ALONG THE STREET ENTRANCE TO THE PROJECT.

NATURAL SURVEILLANCE -

THE MAIN BUILDING ENTRY, LEASING AND MAINTENANCE OFFICES ON SITE INCORPORATE WINDOWS ALLOWING DIRECT VIEW OF ACTIVITIES AT THE ARRIVAL POINTS INSIDE THE BUILDING. THE PARKING AREAS ARE WELL ILLUMINATED AND HAVE DIRECT LINE OF SITE INTO AND THROUGH SITE AREAS WITH OPEN SECURITY FENCES AND LOW LANDSCAPE PLANTINGS ALONG THE BOUNDARIES OF THE SITE AND BUILDING TO THE PUBLIC WAY.

MAINTENANCE

COMMITMENT TO ROUTINE AND PREVENTATIVE MAINTENANCE DEMONSTRATES THAT SOMEONE CARES AND IS INVESTING IN THE PROPERTY. NEGLECTED SPACE OFTEN RESULTS IN MISTREATMENT OF THAT SPACE BY PEOPLE. DURING DESIGN AND CONSTRUCTION, ATTENTION TO THE MATERIAL AND FINISHES ARE SELECTED FOR DURABILITY AND LOW MAINTENANCE. ON SITE BUILDING MANAGEMENT PLAN WILL IMMEDIATELY REMOVE GRAFFITI, KEEP TRASH RECEPTACLES CLEAN, MAINTAIN LIGHTING, AND CARE FOR LANDSCAPING. PLANT MATERIAL IS SELECTED IN CONSIDERATION OF FULL MATURATION TO AVOID NEGATIVE IMPACT TO SIGHT LIGHTS.

PROJECT NUMBER: PR-2021-005689

Application Number: SI-2023-01391

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 for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	Oct 16, 2023
Traffic Engineering, Transportation Division	Date
Nov 22, 2023	Date
ABCWUA	Date
Whitney Belen	Oct 12, 2023
Parks and Recreation Department	Date
Reggie Chan	Oct 12, 2023
Hydrology	Date
Oct 12, 2023	Date
Code Enforcement	Date
	Date
*Environmental Heath Department (conditional)	Date
Herman Gallegos	09-06-23
Solid Waste Management	Date
Jay Rodenbeck	Nov 22, 2023
Panning Department	Date

VICINITY MAP



Approved for access by the Solid Waste Department for 2-dumpsters and 1-6 cubic yard recycle dumpster on the NE corner and a total of 6-2 cubic yard compactors and 1-6 cubic yard recycle dumpster on the SE corner of this project. All containers must be made accessible between the hours of 7AM to 8PM
Herman Gallegos 09-06-23 Herman Gallegos
Rev: 5275.1

CONSTITUTION AVE. NE

MX-M
MULTI-FAMILY

MX-M
OFFICE

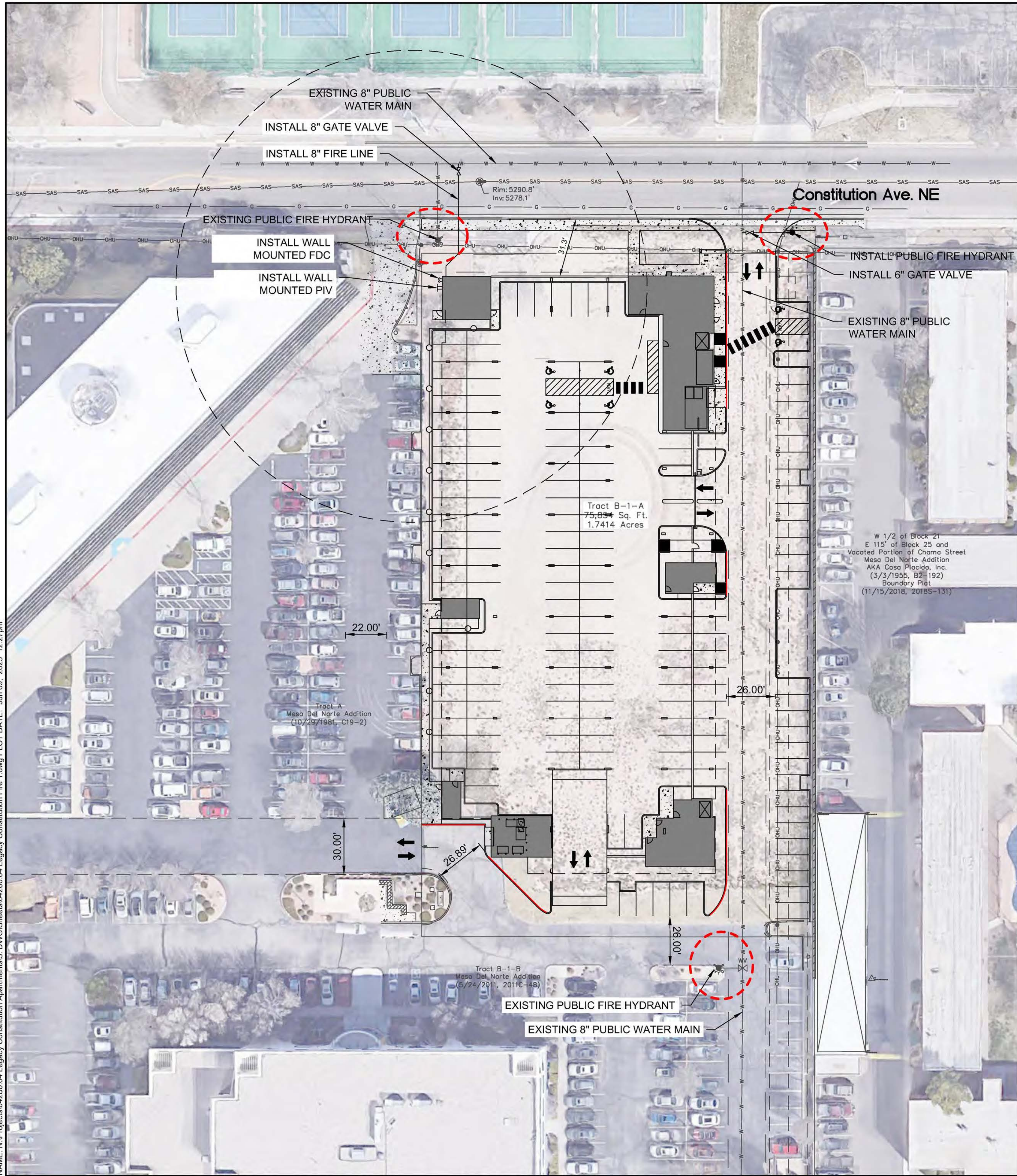
MX-M
OFFICE

SITE PLAN

1" = 20'-0"

0 10' 20' 40'

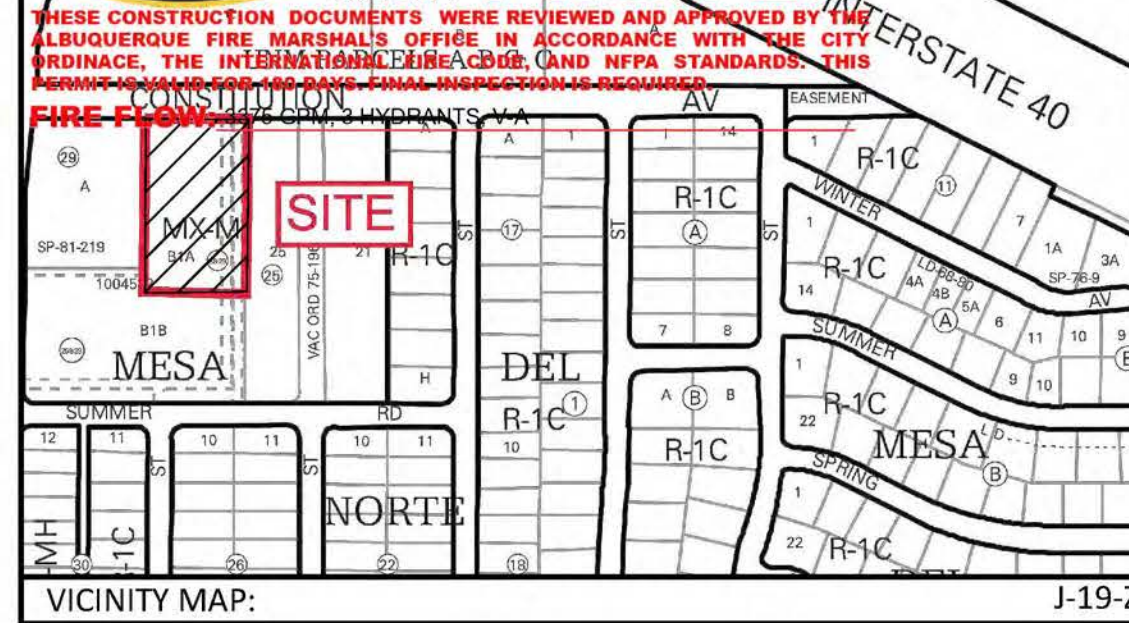
NAME: N:\Projects\04266.04 Legacy Constitution Apartments\3 DWG\Sheets\04266.04 Legacy Constitution Fire 1.dwg PLOT DATE: Jun 09, 2023 12:27pm



- LEGEND:
- PROPERTY BOUNDARY
 - NEW WATERLINE
 - NEW MARKED FIRE LANE
 - EXISTING WATERLINE

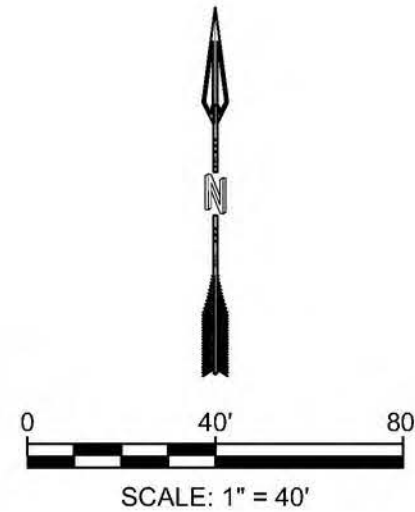


ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: F-1006688
APPROVED DATE: 06/16/23



PROJECT SUMMARY:
THE PROPOSED DEVELOPMENT IS A MULTI-FAMILY APARTMENT COMPLEX. THE PROJECT IS LOCATED ON TR B-1-A PLAT OF TRS B-1-A & B-1-B MESA, NORTHEAST ALBUQUERQUE.

- FIRE ONE NOTES:
- BUILDING TYPE AREA
STORY I 44,987 SQ.FT.
STORY II 34,015 SQ.FT.
III - VI 34,350 SQ.FT.
TOTAL 216,402 SQ.FT.
 - CONSTRUCTION AND OCCUPANCY TYPE:
- 1ST STORY PODIUM: TYPE IA, S2 PARKING GARAGE, (3 HOUR FIRE RATED HORIZONTAL SEPARATION TO R2).
- 2ND - 6TH STORIES: TYPE VA, R2 MULTIFAMILY APARTMENTS.
 - FIRE FLOW = ~~3,656 GPM~~ 3375 GPM 3 Fire Hydrants
 - BUILDING HEIGHT: 5 STORIES OVER 1 STORY PODIUM = 77 FT.
 - THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED NFPA 13.
 - THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
 - THE MINIMUM DRIVE ISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
 - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
 - ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
 - FIRE DEPARTMENT CONNECTION'S SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
 - INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
 - A KNOX BOX SHALL BE PROVIDED AT ALL PROPOSED GATE LOCATIONS.
 - ELEVATORS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 21.
 - ALL HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAIN AND FIRE SERVICE LINES TO BUILDINGS WILL BE 6" DIAMETER UNLESS OTHERWISE SPECIFIED.
 - THE BUILDINGS WILL BE REQUIRED TO HAVE FIRE AND SMOKE ALARMS PER IBC 907.2.9.
 - WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
 - CLASS 1 STANDPIPE SHALL BE PROVIDED IN BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.



DESIGNED JMS	DRAWN JMS	CHECKED JS	DATE 6.09.2023	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 LEFFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 WWW.RESPEC.COM PHONE (505) 557-9118				
STAMP JEREMY W. SHELL NEW MEXICO 26341 8/24/2022 PROFESSIONAL ENGINEER				
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED				
nm811 Know what's below. Call before you dig.				
PROJECT NAME: MARKANA FLATS APARTMENTS				
SHEET TITLE: FIRE 1 PLAN				
SUBMITTED FOR: BUILDING PERMIT				
SHEET NUMBER: F-100				