

LANDSCAPE REQUIREMENTS

NET LOT AREA:		
GROSS LOT AREA:	1,6706 ACRES = 72,771 SF	
MINUS:		
GROSS BUILDING AREA:	10,186 SF	
NET LOT AREA:	62,606 SF	
MINIMUM LANDSCAPED AREA REQUIRED:		
62,606 SF X 15% =	9,390 SF	
R.O.W. LANDSCAPE AREA =	1,871 SF	
9,390 - 1,871 = 7,519	7,519 SF REQUIRED ON-SITE LANDSCAPE AREA	
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES (13 SPACES) =	2 TREES	
PARKING LOT TREES PROVIDED:	10 TREES	
STREET TREES PROVIDED:	17 TREES	
REQUIRED LANDSCAPE COVERAGE AT 75% LIVE VEGETATIVE MATERIAL		
7,519 SF X 75% =	5,639.25	
MATURE CANOPIES OF TREES =	29,457 SF	
MATURE SPREAD OF SHRUBS =	2,290 SF	
PROVIDED LIVE VEGETATIVE MATERIAL:	31,747 SF PROVIDED	
REQUIRED LANDSCAPE COVERAGE OF GROUND-LEVEL PLANTS		
7,519 SF X 30% =	2,255.7	
PROVIDED GROUND-LEVEL PLANTS:	2,290 SF PROVIDED	

LANDSCAPE NOTES

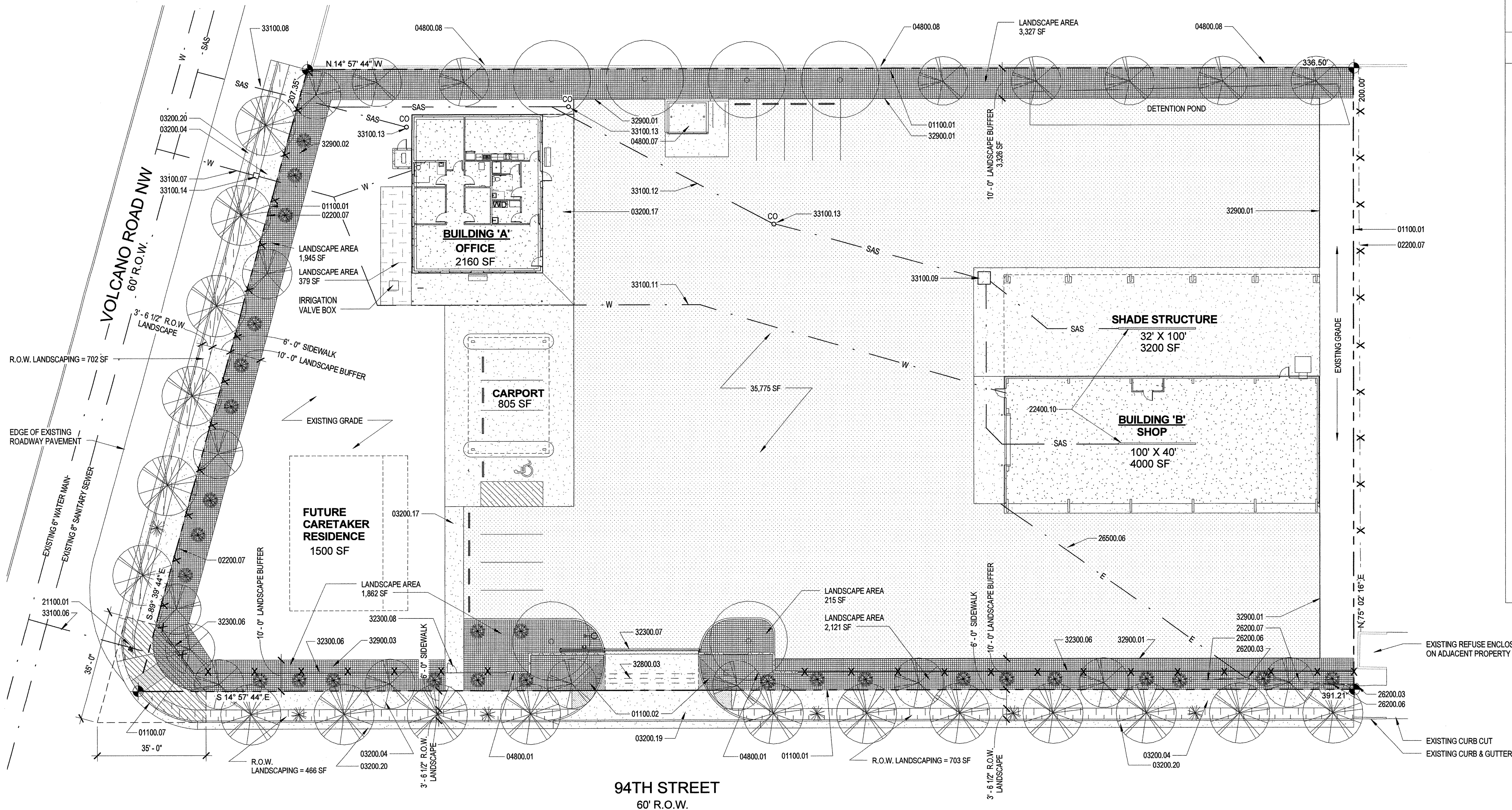
- A. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- B. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE PLANTING RESTRICTION APPROACH.
- C. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE NOR DOES IT IMPLY EXEMPTION FROM WASTE WATER PROVISIONS OF THE WATER CONSERVATION LANDSCAPING WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS. (14-16-3-10).
- E. ALL LANDSCAPE MATERIAL SHALL BE WATERED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
- F. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL SIGNS, FENCING, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE LOCATED WITHIN THIS AREA.

LEGEND

	E -	UNDERGROUND ELECTRICAL POWER LINE
	SAS	SANITARY SEWER LINE
	W -	WATER LINE
	CO	CLEAN OUT

KEYED NOTES:

01100.01	PROPERTY LINE.
01100.02	HATCHED AREA INDICATES 11" MIN CLEAR SIGHT TRIANGLE.
01100.07	INTERSECTION CLEAR SIGHT DISTANCE PER CITY OF ALBUQUERQUE TRAFFIC CODE, SECTION 8-2-2-15.
02200.07	EXISTING CHAINLINK FENCE TO REMAIN.
03200.04	NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
03200.17	CONCRETE SIDEWALK.
03200.19	NEW CONCRETE CURB CUT / ENTRANCE DRIVE, PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING PER COA STANDARD SPECIFICATIONS.
03200.20	NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS.
04800.01	NEW 6" HIGH CMU WALL, 8"X8"X16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK, DARK GRAY COLOR (PETRO BLACK BY CREGO).
04800.07	CMU REFUSE ENCLOSURE, 8" X 8" X 16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK, DARK GRAY COLOR (PETRO BLACK BY CREGO).
04800.08	EXISTING 4'-8" HIGH CMU WALL, RAISE TO 6'-0" HIGH, MATCH STYLE AND COLOR OF EXISTING CMU.
21100.01	NEW PUBLIC FIRE HYDRANT AS PART OF THIS PROJECT.
22400.10	FLOOR DRAIN, SEE PLUMBING.
26200.03	EXISTING POWER POLE TO REMAIN.
26200.06	EXISTING POWER POLE GUY WIRE TO REMAIN.
26200.07	EXISTING OVERHEAD POWER LINE.
26500.06	UNDERGROUND ELECTRICAL SERVICE LINE.
32300.06	NEW 6" HIGH BLACK WROUGHT IRON METAL FENCE.
32300.07	NEW 6'-0" HIGH SLIDING GATE WITH 30'-0" CLEAR OPENING, BASIS FOR DESIGN: HEAVY DUTY CANTILEVER SLIDE GATE WITH TYM-1000 OPERATOR BY TYMETAL CORP. 800.328.4283.
32300.08	3'-0" WIDE GATE IN WROUGHT IRON FENCE.
32800.03	PROVIDE (3) 2" DIA. SCHEDULE 40 PIPE SLEEVES, EXTEND OUT AT LEAST 5'-0" PAST EDGE OF CONCRETE DRIVE EACH SIDE.
32900.01	5" METAL EDGING.
32900.02	GRAVEL (2" THICK) OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER.
32900.03	1/2" DIA. MAXIMUM SIZE GRAVEL, 3" THICK OVER GEOTEXTILE FILTER FABRIC/WEED BARRIER.
33100.06	NEW 6" DIA. WATER LINE FOR NEW FIRE HYDRANT.
33100.07	NEW METERED WATER SERVICE.
33100.08	NEW 4" DIA. SEWER SERVICE.
33100.09	OIL / WATER SEPARATOR.
33100.11	WATER LINE TO SHOP BUILDING.
33100.12	4" DIA. SEWER LINE.
33100.13	CLEAN OUT.
33100.14	NEW WATER METER VALVE BOX.



LANDSCAPE LEGEND / SCHEDULE					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	APPROX. MATURE SIZE	QTY
	RAYWOOD ASH	FRAXINUS OXYCARPA	2" DIA.	35' H X 25' W	17
	LONDON PLANE TREE	PLATANUS ACERFOLIA	2" DIA.	70' H X 50' W	6
	DESERT WILLOW	CHILOPSIS LINEARIS	2" (COMBINED TRUNK)	20' H X 25' W	19
	FOUNTAIN BUTTERFLY BUSH	BUDDLEJACEAE ALTERNIFOLIA	1 GALLON	12' H X 10' W	27
	AUTUMN SAGE	SALVIA GREGGII	1 GALLON	3' H X 3' W	6
	AGGREGATE BASE COURSE (ABC) 8" THICK OVER COMPACTED GRADE TO 95% MINIMUM			35,706 SF	
	GRAVEL (COLOR: GRAY), 1/2" MAXIMUM SIZE, 3" THICK OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER			9,470 SF	
	ASSORTED FLOWERS ANNUALS AND PERENNIALS			379 SF	
	R.O.W. LANDSCAPE: GRAVEL (COLOR: GRAY), 1/2" MAXIMUM SIZE, 3" THICK OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER			1,871 SF	

LEE GAMESKY ARCHITECTS P.C.

2412 MILES ROAD SE
ALBUQUERQUE, NM 87106
505.842.8865 FAX 842.1693
lee@gamem.com

STATE OF NEW MEXICO
LEE D. GAMESKY
No. 1931
REGISTERED ARCHITECT

L&C TRANSPORT OFFICE AND SHOP

108 94th St. NW, Albuquerque, New Mexico 87121

PROJECT ARCHITECT:
LEE GAMESKY, AIA

Project #:
Date: 30 APRIL 2018

LANDSCAPING PLAN

By: WTB	Sheet: 2 Of 7
SITE DEVELOPMENT PLAN	L-100

5/1/2018 10:17:20 AM

