

LANDSCAPE REQUIREMENTS

REQUIRED: MINIMUM OF 15% OF NET LOT AREA

NET LOT AREA COMPUTATION:
 GROSS LOT AREA: 1.6706 ACRES = 72,771 SF
 MINUS BUILDING AREA: 10,165 SF
 SUBTOTAL: 62,606 SF

MINUS R.O.W. LANDSCAPE AREA:
 1,871 SF
 SUBTOTAL: 60,735 SF

NET LOT AREA = 60,735 SF

REQUIRED LANDSCAPE AREA = 15% X 60,735 SF = 9,110.25 SF

LANDSCAPE AREA PROVIDED = 48,376 SF

REQUIRED VEGETATIVE COVER: 75% OF TOTAL LANDSCAPED AREA
 75% X 9,110.25 SF = 6,833 SF

REQUIRED GROUND LEVEL PLANT COVERAGE: 30% OF VEGETATIVE COVERAGE
 30% X 6,833 SF = 2,050 SF

VEGETATIVE COVERAGE PROVIDED = 41,056 SF

GROUND LEVEL PLANT COVERAGE PROVIDED = 2,162 SF

LANDSCAPE BUFFER REQUIREMENTS

REQUIRED FRONT BUFFER: 10'
 PROVIDED FRONT BUFFER: 10'

REQUIRED SIDE BUFFER (WHERE ABUTS/FRONTS A STREET): 8'
 PROVIDED SIDE BUFFER (WHERE ABUTS/FRONTS A STREET): 10'

SPECIAL BUFFER LANDSCAPING / SCREENING REQUIREMENT:
 THE SITE DOES NOT ABUT A RESIDENTIAL ZONE THEREFORE N/A.

LANDSCAPE STANDARDS/REQUIREMENTS

- OFF STREET PARKING AREA LANDSCAPING REQUIREMENTS:
 - ONE TREE PER 10 PARKING SPACES
 (13) PARKING SPACES PLUS (1) MOTORCYCLE / 10 = 1.4 TREES
 NUMBER OF TREES PROVIDED = 6 TREES
 - ALL PARKING SPACES ARE WITHIN 100' OF A TREE TRUNK.
 - REQUIRED: 75% OF PARKING AREA TREES TO BE DECIDUOUS.
 PROVIDED: ALL TREES ARE DECIDUOUS CANOPY TYPE TREES.
 - STREET TREES:
 REQUIREMENTS: STREET TREES AT 25' O.C. MAX. ALONG STREET FRONTAGES PROVIDED: (13) TREES ALONG 94TH STREET AND (7) TREES ALONG VOLCANO ROAD AT 25' O.C. STREET TREES ARE PLANTED WITHIN THE 3'-6" WIDE PLANTING STRIP BETWEEN THE CURB AND SIDEWALK AND 2'-0" BACK FROM THE CURB.
 ALL PROVIDED TREES ARE DECIDUOUS CANOPY TYPE TREES.

LANDSCAPE NOTES

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE PLANTING RESTRICTION APPROACH.
- 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.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS (14-16.3-10).
- ALL LANDSCAPE MATERIAL SHALL BE WATERED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
- 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

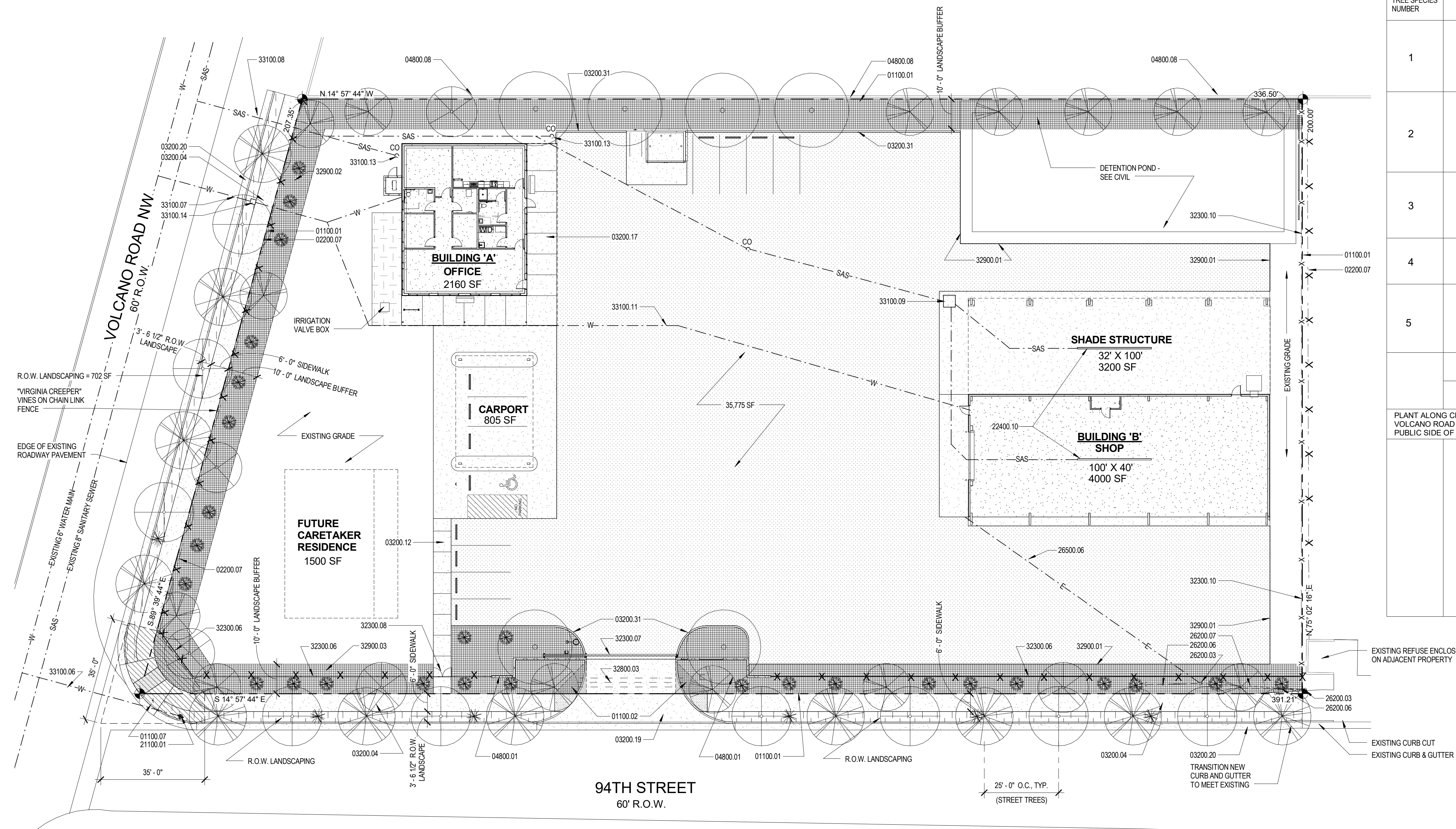
- UNDERGROUND ELECTRICAL POWER LINE
- SANITARY SEWER LINE
- WATER LINE
- CLEAN OUT

KEYED NOTES:

- 01100.01 PROPERTY LINE
- 01100.02 HATCHED AREA INDICATES 11' MINI 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. REFER TO CITY STANDARD DETAIL DWG. 2430.
- 03200.12 4" THICK 3000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-10X10 WWM. FLAT SHEETS ONLY. SLOPE IN DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 AND CROSS SLOPE SHALL NOT EXCEED 1:48.
- 03200.19 CONCRETE SIDEWALK
- 03200.19 NEW CONCRETE CURB CUT / ENTRANCE DRIVE. PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO STANDARD DETAIL DWG 2426. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING.
- 03200.20 NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG 2415.
- 03200.31 6" WIDE X 6" HIGH MIN. 8" HIGH MAX. CONCRETE HEADER CURB. SEE DETAIL D4 / AS-101.
- 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).
- 04800.08 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 NEW UNDERGROUND ELECTRICAL SERVICE. SEE ELECTRICAL.
- 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 (2) 3'-0" WIDE SWING GATES WITH DROP BOLTS IN WROUGHT IRON FENCE.
- 32300.10 NEW 4'-0" HIGH STEEL T-POST FENCE WITH 14 GA. WIRE STRANDS AT 1'-0" O.C.. INSTALL T-POSTS AT 8'-0" O.C. INSTALL FENCE FROM NEW WROUGHT IRON FENCE. ALONG SOUTH PROPERTY LINE. EXTENDING TO EXISTING CMU WALL AT EAST PROPERTY LINE.
- 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" HIGH METAL EDGING, CONTINUOUS.
- 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.
- 33100.13 CLEAN OUT.
- 33100.14 NEW WATER METER VALVE BOX.

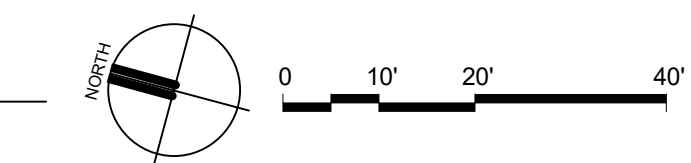
LANDSCAPE LEGEND / SCHEDULE

TREE SPECIES NUMBER	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	APPROX. MATURE SIZE	QTY
1		RAYWOOD ASH	FRAXINUS OXYCARPA	2" DIA.	35' H X 25' W	11
2		LONDON PLANE TREE	PLATANUS ACERFOLIA	2" DIA.	70' H X 50' W	6
3		WESTERN SOAPBERRY	SAPINUS DRUMMOND	2" DIA.	30' H X 30' W	5
4		DESERT WILLOW	CHILOPSIS LINEARIS	2" (COMBINED TRUNK)	20' H X 25' W	14
5		CHINQUAPIN OAK	QUERCUS MUHLENBERGII	2" DIA.	40' H X 40' W	9
		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
		VIRGINIA CREEPER	PARTHENOCISSUS INSERTA	1 GALLON		37
		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	



6/12/2018 6:01:47 PM

1 Landscape Plan
 1" = 20'-0"



LEE GAMELSKY 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. GAMELSKY
 No. 1931
 REGISTERED ARCHITECT

L&C TRANSPORT OFFICE AND SHOP
 108 94th St. NW, Albuquerque, New Mexico 87121

PROJECT ARCHITECT:
 LEE GAMELSKY, AIA

PROJECT ARCHITECT:
 LEE GAMELSKY, AIA

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DRB PROJECT NO.: 1011638

LANDSCAPING PLAN

By: WTB
 SITE DEVELOPMENT PLAN

Project #:
 Date: 12 JUNE 2018

Sheet: Of:
L-100