

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

OPEN SPACE CALCULATIONS

TABLE 2-4-7 / MX-H ZONING
USABLE OPEN SPACE
1 BD: 200 SF PER UNIT
200SF x 72 UNITS = 14,400 SF
2 BD: 250 SF PER UNIT
250 SF x 20 UNITS = 5,000 SF
TOTAL 19,400 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 19,898 SF

PROJECT NO.
APPLICATION NO.

IS AN APPROVED 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 OR FOR
CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING,
TRANSPORTATION DIVISION

ABCWUA

PARKS & RECREATION DEPARTMENT

CITY ENGINEER/HYDROLOGY

ENVIRONMENTAL HEALTH (CONDITIONAL)

SOLID WASTE MANAGEMENT

DRB CHAIRPERSON, PLANNING DEPT.

CODE ENFORCEMENT

LEGEND

- LANDSCAPE AREA
- REINFORCED CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- STABILIZED CRUSHER FINES
- PERMEABLE PAVING
- LIGHT DUTY ASPHALT
- 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
- PERIMETER FENCE
- COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

PROJECT DATA

RESIDENT BICYCLE PARKING (LONG-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY NMMFA = 23 SPACES
(0.25 SPACES PER DU = 92 X .25 = 23 SPACES. MUST BE SECURED AND COVERED)
IF CREDIT PURSUED, BICYCLE PARKING REQUIRED BY LEED FOR HOMES = (92X2)X30% = 56 SPACES
BICYCLE PARKING REQUIRED BY CABQ IDO SECTION 5-5(E) = 83 X 10% = 9 SPACES
25 MULTI-FAMILY OR LIVE-WORK UNITS: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
TOTAL LONG-TERM BICYCLE PARKING SPACES REQUIRED = 23 SPACES
TOTAL LONG-TERM BICYCLE PARKING SPACES PROVIDED = 24 SPACES
(SEE INDOOR BICYCLE STORAGE ROOM FOR SECURED LOCATION)
VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES
LEED SHORT-TERM BICYCLE PARKING = (92 X 2) X 0.025 = 4.6 = 5
TOTAL SHORT-TERM BICYCLE PARKING SPACES REQUIRED = 5 SPACES
TOTAL SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 12 SPACES

PROJECT DATA

ZONING:
IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST
GATEWAY
MAJOR TRANSIT CORRIDOR AREA
ROUTE 66 ACTION PLAN

LEGAL DESCRIPTION:
TRACT C, VIDEO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK AND RECORDS OFFICE AUGUST 9, 1994 IN BOOK 94C AT PAGE 263

SITE AREA: 1.88 ACRES
ZONE ATLAS: L-21-2
SETBACKS: FRONT = 5' MIN / N/A MAX
STREET SIDE = 5' MIN / N/A MAX
INTERIOR = 0', REAR = 15'

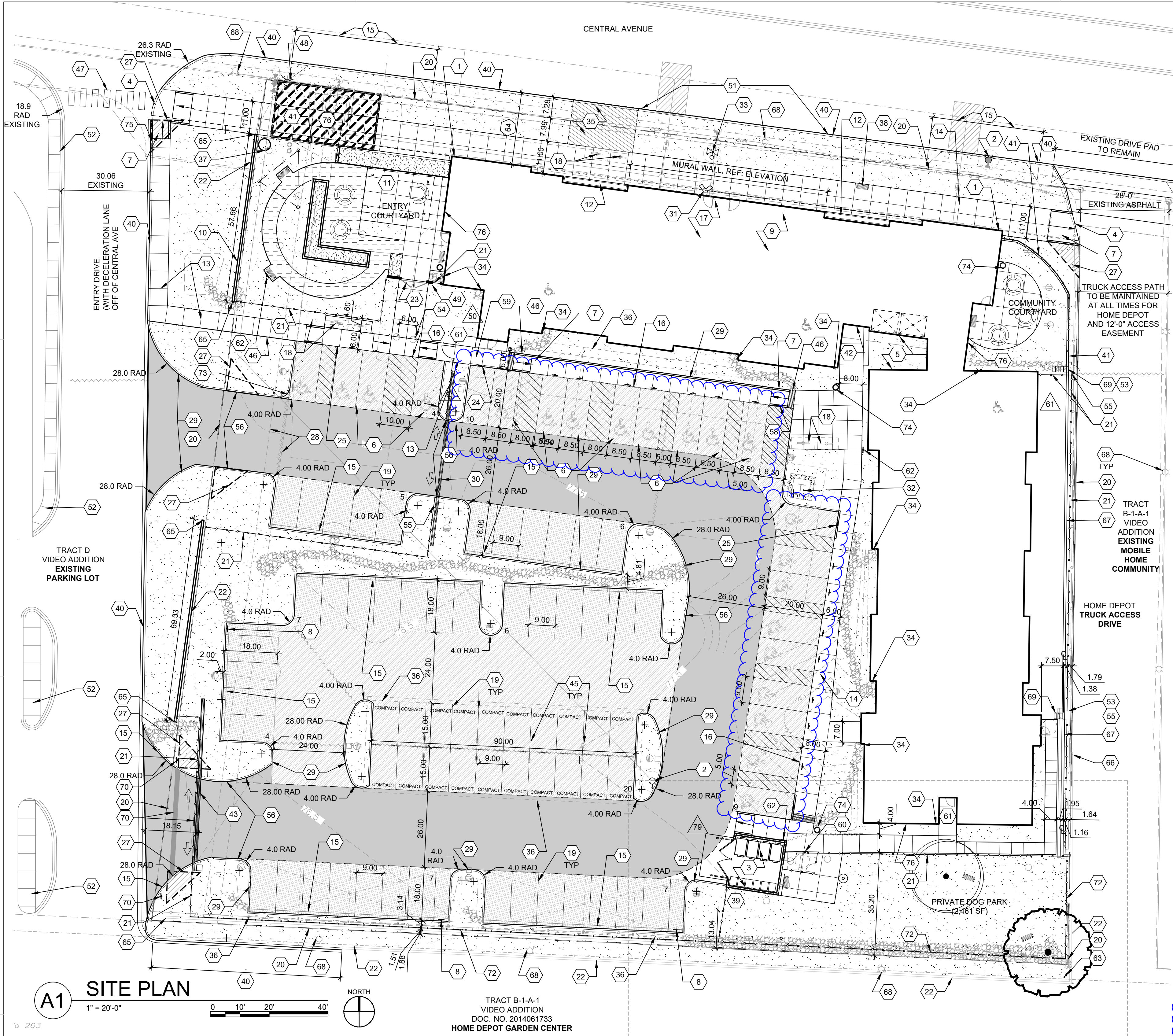
BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0"
ACTUAL HEIGHT: 51'-9"

SPRINKLED: YES, NFPA 13R
FIRE FLOW: 2,375 GPM
HYDRANTS REQUIRED: 2
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA

BUILDING SF:
FIRST LEVEL 17,505 GSF
SECOND LEVEL 17,095 GSF
THIRD LEVEL 17,095 GSF
FOURTH LEVEL 17,095 GSF
TOTAL 68,790 GSF

PARKING CALCULATION: (TABLE 5-5-1)
REQUIRED SPACES: 83 SPACES
1.5 SPACES / DWELLING UNITS: 92 X 1.5 = 138 SPACES
CREDITS TAKEN: 55 SPACES FOR A COMBINATION OF CREDITS TAKEN FOR (1) PROXIMITY TO TRANSIT, (2) VANPOOL PARKING, AND (3) OFF-STREET PARKING = 138 - 55 = 83 SPACES REQUIRED

DESCRIPTION OF CREDITS:
• 5-5(C)(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION.
• 5-5(C)(5)(E) VAN AND CARPOOL PARKING CREDIT = PROVIDED 1 VAN/CAR POOL = 7 PARKING SPACES CREDIT
• TABLE 6-4-2 ALLOWABLE DEVIATIONS - OFF-STREET VEHICLE PARKING SPACES = 5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT
TOTAL PROVIDED PARKING = 84 TOTAL SPACES
(20 COMPACT SPACES + 43 STANDARD SPACES + 6 VAN ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE SPACES)



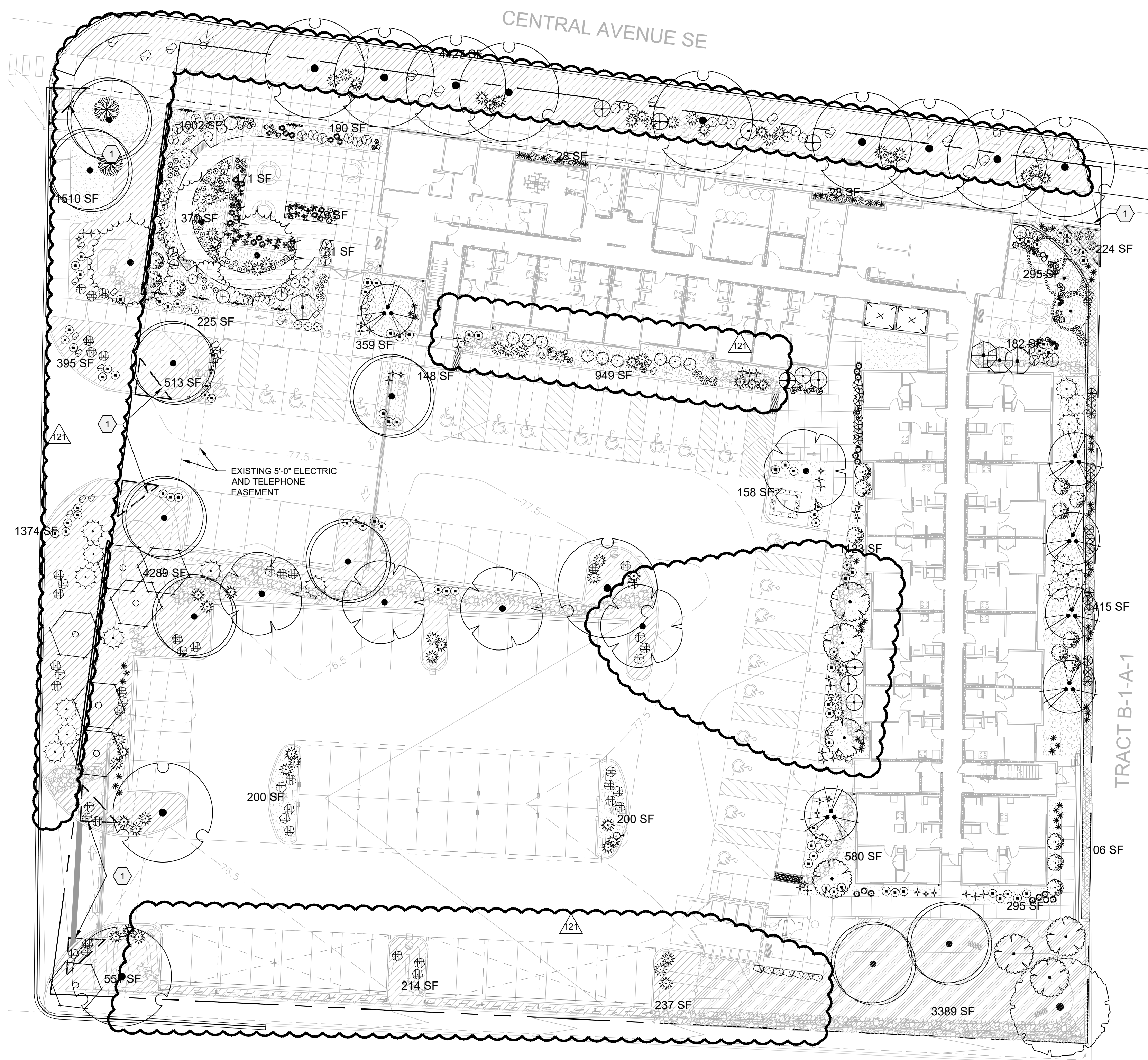
TRACT B-1-A-1
VIDEO ADDITION
DOC. NO. 2014051733
HOME DEPOT GARDEN CENTER

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- G. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- H. SLOPE WATER CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE 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.
- J. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.
- K. REMOVE EXISTING TREES.
- L. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- M. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

SHEET KEYED NOTES

1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE.
2. NEW FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL.
3. TRASH AND RECYCLING ENCLOSURE WITH GATE, REF: A1/SDP1.3, A3/SDP1.3, A5/SDP1.3, B1/SDP1.3, B3/SDP1.3 AND C3/SDP1.3.
4. WALKWAY CONNECTION TO CENTRAL AVE SE.
5. ELECTRIC METER BANK.
6. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B5/SDP1.2 & C5/SDP1.2.
7. ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, AND C4/SDP1.2.
8. MOTORCYCLE PARKING, REF: C5/ASP1.2.
9. BICYCLE STORAGE ROOM (30 BICYCLES) PER IDO SECTION 5-5(E) AND DPM STANDARDS.
10. MONUMENT SIGNAGE MOUNTED ON EXISTED WALL, REF: D3/SDP1.3.
11. SHADE STRUCTURE
12. PLANTER
13. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2.
14. 8" WIDE SIDEWALK CONCRETE, REF: B4/SDP1.2.
15. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
16. FLUSH CONCRETE SIDEWALK, REF: B3/SDP1.2.
17. FIRE RISER ROOM
18. OUTDOOR BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: C1/SDP1.3.
19. PARKING STRIPING 4" WIDE, COLOR WHITE
20. PROPERTY LINE
21. ORNAMENTAL FENCE, REF: D4/SDP1.2
22. EXISTING CMU WALL TO REMAIN
23. PEDESTRIAN SLIDING GATE
24. DEDICATED RESERVED VAN POOL AND CAR POOL PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2 AND B5/SDP1.2 FOR BOLLARD
25. SIDEWALK WITH TURNDOWN EDGE, REF: B3/SDP1.2.
26. EXISTING CMU WALL TO BE DEMOLISHED UNLESS SALVAGEABLE BY CONTRACTOR. PARTIALLY REUSED EXISTING CMU WALL WITH OPAQUE FENCE INSTALLED ADJACENT - TOTAL HEIGHT 6'-0" (DESIGNED TO SCREEN ADJACENT REAR PROPERTY FROM HEADLIGHTS, DEMOLISH AND REPLACE EXISTING WALL AS REQUIRED)
27. CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING 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.
28. EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT, FILED: AUGUST 14, 1967, BOOK B76, PAGE 779
29. CONCRETE HEADER CURB, REF: B1/SDP1.2
30. VEHICULAR ROLLING ENTRY GATE, FOB ACTIVATED
31. FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
32. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
33. POST INDICATOR VALVE (PIV)
34. DOWNSPOUT TO COBBLE RUN OFF, RE: CIVIL PLANS
35. OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED)
36. OPTION FOR PHOTOVOLTAIC (PV) CAR PORT, SEPARATE PERMIT REQUIRED
37. VERTICAL MARQUEE SIGN, REF: C2/SDP1.3 AND B1/SDP1.3
38. BENCH
39. TRASH ENCLOSURE AND MAINTENANCE STORAGE, REF: A5/SDP1.3
40. EXISTING CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
41. NEW 3' HIGH CMU WALL WITH GUARDRAIL UP TO MINIMUM 42" FOR FALL PROTECTIONS FROM SIDEWALK TO COURTYARD ELEVATION CHANGE, REF: ELEVATIONS
42. RESIDENT MAIN ENTRANCE
43. VEHICULAR ROLLING EXIT GATE, PROXIMITY ACTIVATED
44. DOG PARK ENTRANCE
45. SUPPORT POST FOR OPTIONAL FUTURE CARPORT, 8"x16"
46. SIDEWALK CULVERT
47. PAINTED CROSSWALK
48. EXISTING FIRE HYDRANT
49. BUILDING KNOX BOX
50. EXISTING CLEAN OUTS RELOCATED INTO LANDSCAPE AREA
51. FIRE LANE, REF: A4/SDP1.2
52. EXISTING SIDEWALK
53. GATE, FIRE ACCESS ONLY
54. LIGHTED BOLLARD
55. GATE KNOX BOX
56. FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2 & LEGEND
57. NOT USED
58. DEDICATED RESERVED LOADING/UNLOADING PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2
59. PEDESTRIAN GATE, FOB ACCESS AND KEYPAD, POWER REQUIRED; REF: D5/SDP1.2
60. EXTERIOR AMENITY SIGNAGE - DOG PARK
61. EXTERIOR FITNESS SIGNAGE - GUIDE
62. EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER
63. SIGHT MIRROR, POST-MOUNTED
64. SIDEWALK EASEMENT GRANTED TO CITY OF ALBUQUERQUE
65. ADD PAINTED STEEL ANGLES AT ALL CUT ENDS OF EXISTING CMU WALLS TO REMAIN
66. END OF EXISTING CMU WALL, TRANSITION FROM EXISTING TO NEW CMU RETAINING WALL. PERIMETER FENCE TO PROVIDE CONTINUOUS PERIMETER ENCLOSURE
67. EAST RETAINING WALL
68. EXISTING LIGHT POLE
69. PREMANUFACTURED METAL ACCESS STAIRS
70. DO NOT ENTER SIGNAGE & STRIPING, REF: C5/SDP1.2 AND A4/SDP1.2
71. COMPACT PARKING SPACE WITH SIGN AND BOLLARD
72. BASE BID: 6'-0" TALL OPAQUE FENCE, ADD ALTERNATE: 6'-0" CMU WALL
73. KEYPAD AND POST FOR BY-PARTING GATE
74. TRASH CAN
75. EXISTING STOP SIGN TO REMAIN
76. WALL MOUNTED HOSE BIB; REF: PLUMBING



PLANT SCHEDULE

TREES	COMMON NAME
	AUTUMN BLAZE MAPLE
	OKLAHOMA RED BUD
	'BUBBA' DESERT WILLOW
	NEW MEXICO OLIVE
	CHINESE PISTACHE
	CRESTHAVEN PEACH
	BUCKLEY OAK
	CHINKAPIN OAK
	ACCOLADE ELM
SHRUBS	COMMON NAME
	LITTLE LEAF MOUNTAIN MAHOGANY
	LENA BROOM
	DESERT MAHONIA
	CREeping MAHONIA
	LITTLELEAF MOCKORANGE
	GOLDEN BAMBOO
	KNOCKOUT ROSE
DESERT ACCENTS	COMMON NAME
	BRAKELIGHTS RED YUCCA
	TWISTLEAF YUCCA
ORNAMENTAL GRASSES	COMMON NAME
	'BLONDE AMBITION' BLUE GRAMA
	DEER GRASS
PERENNIALS	COMMON NAME
	CHOCOLATE FLOWER
	SISKIYOU PINK GAURA
	KIT CAT CATMINT
	ULTRA VIOLET AUTUMN SAGE
VINES	COMMON NAME
	TANGERINE BEAUTY CROSS VINE
	HIMROD GRAPE

SHEET KEYED NOTES

CODE	DESCRIPTION
1	CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING 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.

LEGEND

SYMBOL	NOTES	EST QTY
	3/4" Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC	9,890 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	3,020 SF
	SHREDDED BARK MULCH	5,281 SF
	SEE CIVIL FOR STORMWATER INFRASTRUCTURE	
	STABILIZED CRUSHER FINES EXCLUDED FROM LANDSCAPE AREA CALCULATIONS, SEE SITE PLAN	
	PROPERTY LINE	

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA DRIFLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

IRRIGATION NOTES

- PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- IRRIGATION TO BE DESIGN-BUILD BY THE CONTRACTOR

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.88 AC = 81,829 SF
 AREA OF LOT COVERED BY BUILDINGS = 17,600 SF
 NET LOT AREA = 64,229 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 9,635 SF
 PROVIDED LANDSCAPE AREA = 18,191 SF = 28%
 (see hatch legend for exclusions from landscape areas)

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 85 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 9 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 12 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 9 placed at 30' on center (276' of street frontage)
 PROVIDED STREET TREES = 9

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 42 TREES
 1 TREE PER GROUND FLOOR DWELLING UNIT (17) AND 1 TREE PER SECOND-STORY UNIT (25)
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 53 TREES

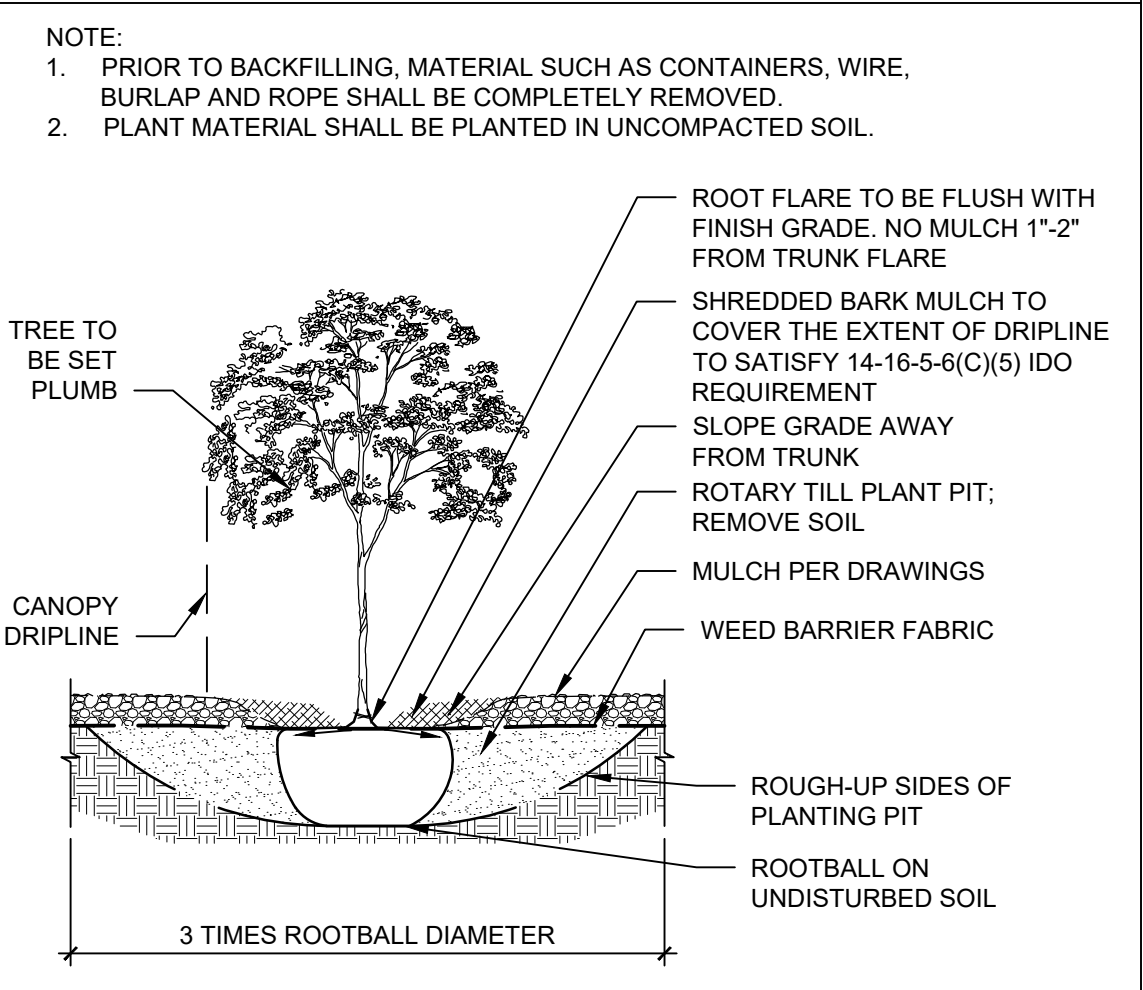
REQUIRED VEGETATIVE COVERAGE
 REQUIRED GROUND COVERAGE = 12,733 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 TREE CANOPY COVERAGE = 30,852 SF
 GROUND PLANT COVERAGE = 5,850 SF = 45% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 38,112 SF
 PARKING LOT LANDSCAPING PROVIDED = 6,414 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 12,910 SF = 71%
 TOTAL ORGANIC MULCH GROUND COVER = 5,281 SF = 29%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

PARKING LOT EDGE LANDSCAPE
 2 TREES AND 6 SHRUBS PER 25' ARE PROVIDED ALONG THE WEST PROPERTY LINE TO SCREEN PARKING.

TREE PLANTING DETAIL



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

LUMINARIA SENIOR COMMUNITY
10600 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

REVISIONS

NO.	DATE	DESCRIPTION
1	2/10/2022	AA REVISIONS

DRAWN BY	DS
REVIEWED BY	D/P/S
DATE	09/11/2020
PROJECT NO.	19-0058
DRAWING NAME	LANDSCAPE PLAN

SHEET NO.

SDP2.1
OF

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 26, 2020

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Luninaria Senior Community
Grading and Drainage Plan
Engineer's Stamp Date: 10/01/20
Hydrology File: L21D023**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 10/05/2020, the Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Also, please provide the Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

A handwritten signature in purple ink that reads 'Renée C. Brissette'. The signature is written in a cursive style.

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov