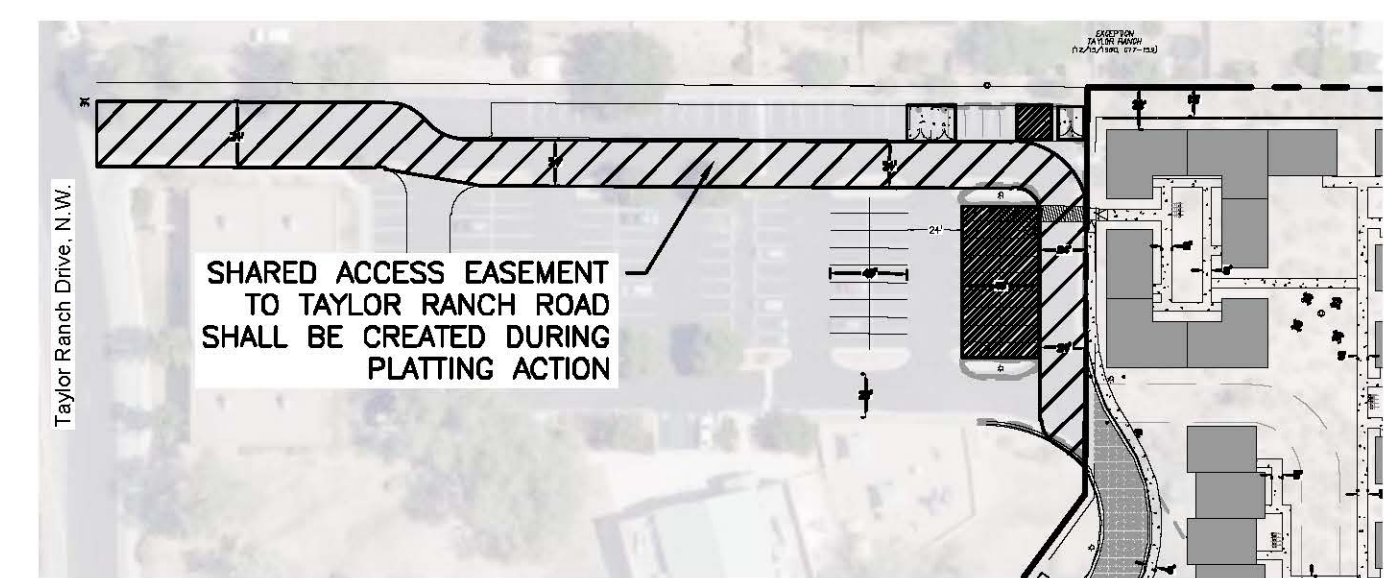
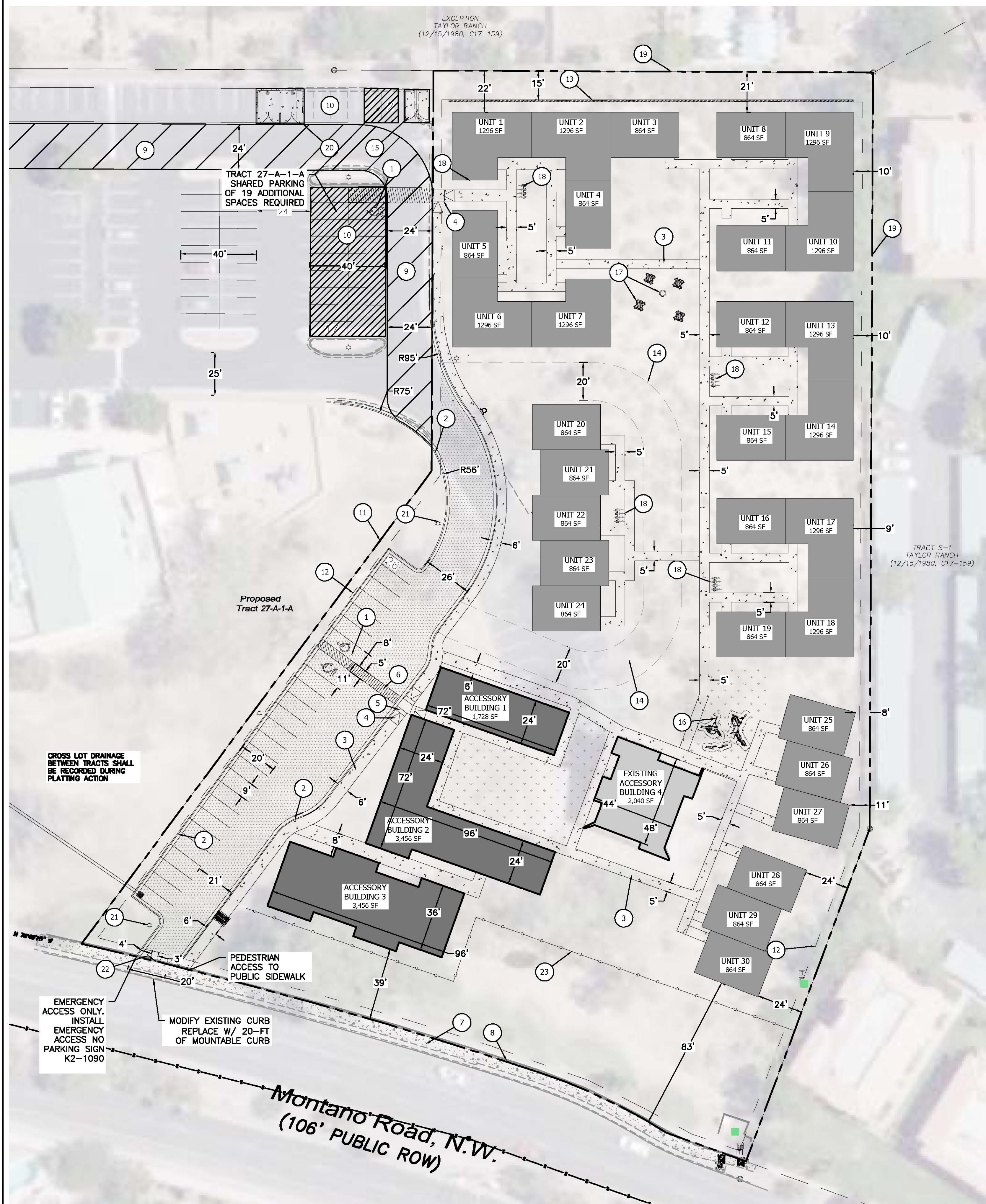
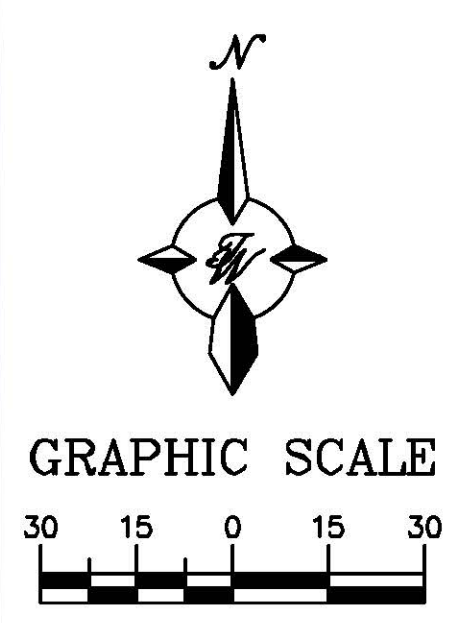


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- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. DETAIL SHEET
 - C5. DETAIL SHEET
 - L1. LANDSCAPING PLAN
 - B1. BUILDING ELEVATIONS
 - B2. BUILDING ELEVATIONS
 - B3. BUILDING ELEVATIONS
 - B4. BUILDING ELEVATIONS

BUILDING SUMMARY	NO.	SQ. FT.	TOTAL
TWO BEDROOM UNITS	20	864	17,280
FOUR BEDROOM UNITS	10	1,296	12,960
ACCESSORY BUILDING 1	1	1,728	1,728
ACCESSORY BUILDING 2	1	3,456	3,456
ACCESSORY BUILDING 3	1	3,456	3,456
ACCESSORY BUILDING 4	1	2,040	2,040
TOTAL SQ. FT.			40,920



SITE DATA

PROPOSED USAGE: MULTI-FAMILY (PER IDO 4-3(B)(7))

ZONING: MX-L

LOT AREA: 149871.07 SF (3.44) ACRE)

SETBACKS: 15' REAR, 5' FRONT/SIDE

HOUSING UNITS:

TWO BEDROOM UNITS:	20
FOUR BEDROOM UNITS:	10
TOTAL HOUSING UNITS:	30

PARKING REQUIRED: (DWELLING, MULTI-FAMILY 1.5 SPACES/DU) 45 SPACES

TOTAL PARKING REQUIRED: 45 SPACES

PARKING PROVIDED: 26 SPACES *

* PARKING DEFICIT SHALL BE MET BY A SHARED PARKING AGREEMENT WITH TRACT 27-A-1-A AS SHOWN ON THIS PLAN FOR 19 SPACES. MIN. PARKING REQUIRED FOR TRACT 27-A-1-A FOR RELIGIOUS INSTITUTIONS IS 16 SPACES. A TOTAL OF 132 SPACES IS PROVIDED AND CAN SUPPORT THE SHARED PARKING WITH THIS DEVELOPMENT.

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED: 2 SPACES

1 SPACE VAN ACCESSIBLE

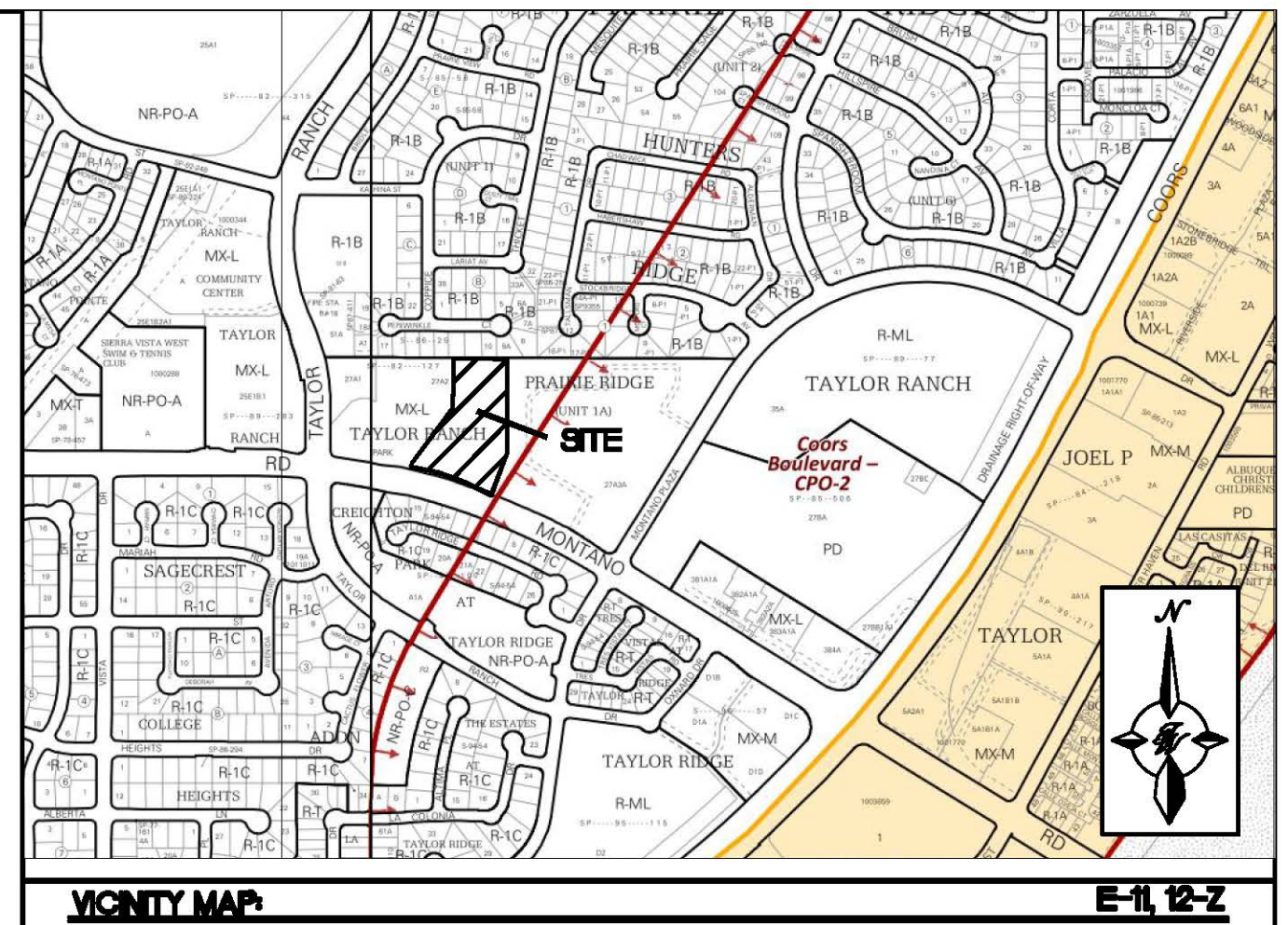
BICYCLE PARKING REQUIRED: 5 SPACES

BICYCLE PARKING PROVIDED: 16 (4 RACKS WITH 4 SPACES)

OPEN SPACE REQUIRED IDO 14-16-2-4(B)(2):

(2BR: 250 SQ. FT. / UNIT)	5,000 S.F.
(>3BR: 300 SQ. FT. / UNIT)	3,000 S.F.
TOTAL OPEN SPACE REQUIRED:	8,000 S.F.
OPEN SPACE PROVIDED	13,340 S.F.

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C4)
 - 2 ON-SITE CURB & GUTTER (SEE DETAIL SHT. C4)
 - 3 CONCRETE SIDEWALK PER COA STD (SEE DETAIL SHT. C4)
 - 4 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT. C4)
 - 5 TRUNCATED DOMES (SEE DETAIL SHT. C4)
 - 6 5' CROSSWALK
 - 7 EXISTING 6' PUBLIC SIDEWALK
 - 8 EXISTING RETAINING WALL TO REMAIN (HEIGHT VARIES)
 - 9 CROSS LOT ACCESS TO BE CREATED BY PLATTING ACTION
 - 10 SHARED PARKING AGREEMENT WITH LOT 27-A-1-A TOTAL OF 41 PARKING SPACES
 - 11 PROPOSED PROPERTY LINE
 - 12 SETBACK PER IDO
 - 13 3-FT CMU RETAINING WALL
 - 14 EMERGENCY FIRE ACCESS WITH DRIVABLE LANDSCAPE PAVERS (SEE DETAIL SHT. C5)
 - 15 SINGLE DUMPSTER - SARANAM (SEE DETAIL SHT. C4)
 - 16 PLAYGROUND ZONE FOR RESIDENTS
 - 17 TABLE W/ BENCH AND FIRE PIT AREA
 - 18 BICYCLE PARKING. SEE DETAIL SHEET C4.
 - 19 EXISTING CMU BLOCK BOUNDARY WALL, HEIGHT VARIES.
 - 20 DOUBLE DUMPSTER (CHURCH) (SEE DETAIL SHT C5.)
 - 21 STREET LIGHT (SEE DETAIL SHT C5.)
 - 22 TYPE III LOCKABLE BOLLARDS W/ KNOX BOX ON EACH BOLLARD MIN 3'-FT MAX 5'-FT SPACING. (SEE DETAIL SHT C5.)
 - 23 3-ft 3D FENCE (SEE DETAIL SHT. C4)



- LEGAL DESCRIPTION**
- TRACT 27-A-1 AND 27-A-2 OF TAYLOR RANCH, REDMISION OF TRACT 27A INTO TRACTS 27-A-1 AND 27-A-2 OF THE PLAT OF TRACTS 27-A, S-1, S-2, AND S-3 TAYLOR RANCH, SITUATED WITHIN SECTIONS 23, 25 AND 26 T11N R2E, BLOCK 0000
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - STREET LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING

PROJECT NUMBER: 2020-003461

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRD 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 SIGNOFF APPROVAL:

Jeanne Wolfenbarger	Sep 24, 2020
Traffic Engineer, Transportation Division	Date
Trish Lakin	Sep 25, 2020
Water Utility Development	Date
Paul Blumhert	Sep 23, 2020
Parks & Recreation Department	Date
Ernest Arroyo	Sep 24, 2020
City Engineer	Date
Environmental Health Department (conditional)	Date
Herman Gallegos	Sep 25, 2020
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Carl Garcia	Sep 24, 2020
Code Enforcement	Date

SARANAM AT

4701 MONTANO RD NW

SITE PLAN

TIERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

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BF

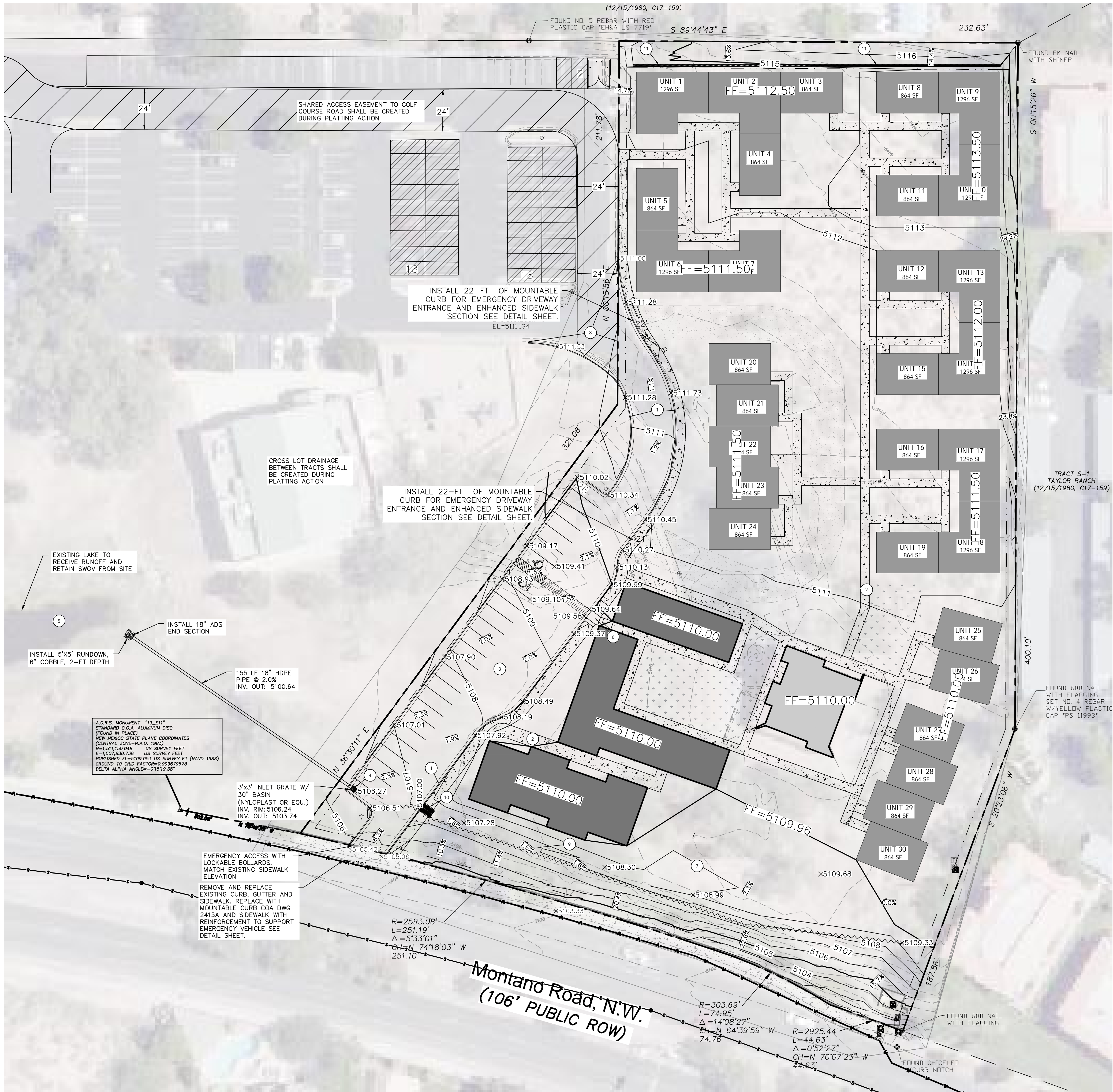
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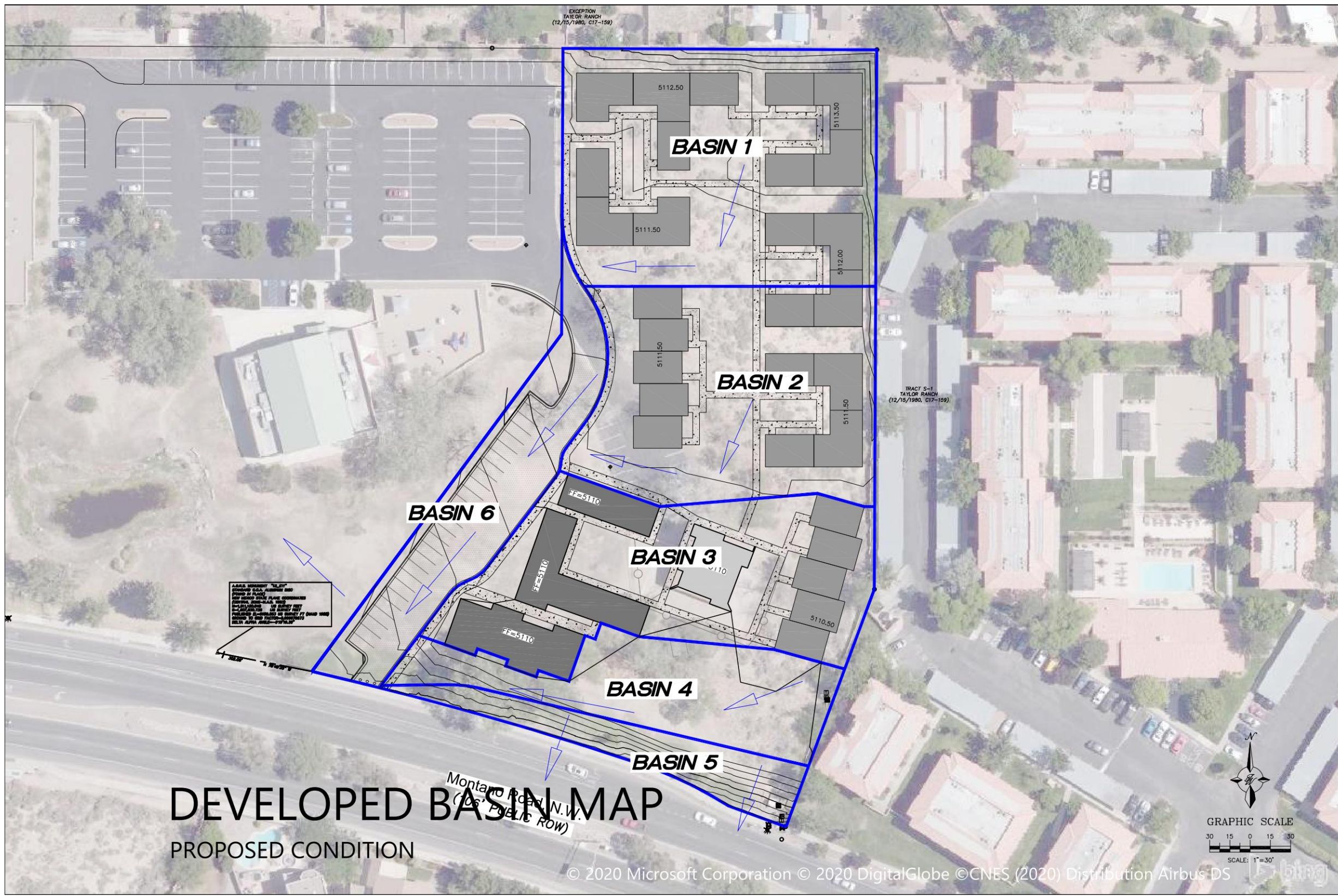
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JOB #
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INTRODUCTION & REFERENCE FILES
FILE #: E11D013

THE SITE IS LOCATED ON THE NORTH EAST CORNER OF MONTANO RD NW AND TAYLOR RANCH RD NW. THE PROPERTY WILL BE SUBDIVIDED TO CREATE THE NEW TRACT TO SUPPORT THE 32 UNIT RESIDENTIAL COMMUNITY HOUSING DEVELOPMENT. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A CONCEPTUAL GRADING AND DRAINAGE MANAGEMENT PLAN. THE ENTIRE PARCEL CURRENTLY DRAINS TO AN EXISTING LAKE IN THE SOUTH WEST CORNER. THE SITE IS NOT WELL DOCUMENTED WITH ANY SPECIFIC HYDROLOGY REPORTS ON RECORD DETAILING THE DRAINAGE FOR THE SITE AND THEREFORE AT TIME OF BUILDING PERMIT SUBMITTAL AN OVERALL MASTERPLAN DRAINAGE SHALL BE COMPLETED TO VERIFY THE LAKE HAS ADEQUATE CAPACITY TO RECEIVE THE DEVELOPED FLOWS. THE LAKE IS ALSO PROPOSED TO BE USED TO MEET THE FIRST FLUSH RETENTION VOLUME FOR THE NEW DEVELOPMENT.

FLOOD PLAIN

THE PROJECT AREA IS INCLUDED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 35001C0114H DATED AUGUST 16, 2012 AND IS SHOWN ON THIS PAGE. THE MAP INDICATES THE SITE LIES WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

HISTORIC DRAINAGE:

THERE IS NO OFFSITE FLOWS INTO THE PARCEL. THE HISTORIC DRAINAGE RUNOFF IS RETAINED ONSITE WITH THE PARCEL DRAINING TO THE EXISTING LAKE AT THE SOUTHWEST CORNER. IT APPEARS FROM A CURSORY REVIEW OF THE AVAILABLE DOCUMENTS THE LAKE WAS SIZED TO ACCOMMODATE THE ENTIRE PARCEL IN A DEVELOPED STATE. AS DETAILED ON THE SITE DEVELOPMENT PLAN. THE LAKE IS AT LEAST 6 FEET DEEP AND THERE IS AN EXISTING MARSH/WETLAND AREA THAT WAS PLANTED AND IS IN GOOD HEALTH FOR ALBUQUERQUE. A SMALL PORTION OF THE EMBANKMENT ALONG THE FRONTAGE DRAINS DIRECTLY INTO MONTANO RD. THIS SLOPED LANDSCAPED AREA WILL REMAIN IN THE DEVELOPED CONDITION AND FREELY DISCHARGE.

PROPOSED DRAINAGE:

THE WEIGHTED E METHOD FROM THE "CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME I - DESIGN CRITERIA, 2006 REVISION" WAS USED TO CALCULATE THE RUNOFF AND VOLUME FOR THE SITE. THE HYDROLOGY TABLES ARE SHOWN ON THIS PAGE. THE SITE WAS DIVIDED INTO 6 BASINS WITH THE APPROPRIATE LAND TREATMENT DETERMINED AS SHOWN IN THE DRAINAGE TABLE. THE MAJORITY OF THE SITE WILL SHEET FLOW AND BE DIRECTED BY CURB AND GUTTER TO A 3'X3' GRATE INLET IN THE PARKING LOT IN THE SOUTH WEST CORNER OF THE SITE WHICH HAS THE INLET CAPACITY FOR THE EXPECTED FLOW. ROOF DRAINS FROM THE RESIDENTIAL BUILDINGS SHALL BE DIRECTED INTO THE PARKING LOT AREA AND SHEET FLOW ACROSS THE PROPERTY. THE RUNOFF SHALL THEN BE DISCHARGED DIRECTLY TO THE LAKE VIA AN 18-INCH HDPE PIPE THAT HAS THE CAPACITY TO CONVEY THE DESIGN FLOWS. THE LANDSCAPED EMBANKMENT ALONG MONTANO WILL FREELY DISCHARGE INTO THE STREET AND DOES NOT CONTRIBUTE SIGNIFICANT FLOWS. A SMALL PORTION OF THE DRIVEWAY ENTRANCE SHALL ALSO FLOW INTO MONTANO RD. NEW DEVELOPMENT SITES ARE REQUIRED TO CAPTURE AND INFILTRATE THE "STORMWATER QUALITY VOLUME" FROM THE 90TH PERCENTILE STORM. THE METHODOLOGY USED IN THE EPA REPORT "ESTIMATING PREDEVELOPMENT HYDROLOGY IN THE MIDDLE RIO GRANDE WATERSHED" APRIL 2014, YIELDS A RUNOFF VALUE OF 0.42 INCHES FOR THE 90TH PERCENTILE STORM. THEREFORE THE REQUIRED STORMWATER QUALITY VOLUME TO BE CAPTURED AND INFILTRATED IS THE PRODUCT OF THE IMPERVIOUS AREA MULTIPLIED BY 0.42 INCHES FOR NEW DEVELOPMENT SITES.

THE PEAK DISCHARGE FOR THE ENTIRE SITE IS 9.3 CFS WHICH IS MORE THAN THE HISTORIC FLOWS DUE TO THE IMPERVIOUS AREAS BEING PROPOSED BUT THE LAKE WILL HAVE THE CAPACITY TO RETAIN THE ADDITIONAL VOLUME GENERATED FROM THIS DEVELOPMENT AND WILL THEREFORE MEET THE FIRST FLUSH REQUIREMENTS. THE 10 DAY VOLUME WAS CALCULATED AND THE CAPACITY OF THE LAKE WILL BE VERIFIED TO CONFIRM THERE IS EXCESS CAPACITY AT THE TIME OF THE FINAL REPORT.

DPM Weighted E Method

Precipitation Zone 1
East of Mesa View United Methodist Church
4701 Montano Rd NW, Albuquerque, NM 87120
TWLLC Date 2/24/2020

Existing Conditions

Basin Descriptions												100-Year, 6-Hr			10-Year, 6-Hr		
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
1	126,434	2.90	0.00454	88%	2.554	0%	0.000	0%	0.000	12%	0.348	0.624	0.151	4.82	0.219	0.053	1.62
												Total On Site Retention pond					
2	23,437	0.54	0.00084	100%	0.538	0%	0.000	0%	0.000	0%	0.000	0.440	0.020	0.69	0.080	0.004	0.13
												Total Montano Rd					
Total	149,871	3.44	0.00538		3.092		0.000		0.000		0.348		0.171	5.51		0.057	1.75

Proposed Conditions

Basin Descriptions												100-Year, 6-Hr			10-Year, 6-Hr			100-Year, 10-day			SWQV	
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Volume (cf)	Required (cf)	Provided (cf)
				%	(acres)	%	(acres)	%	(acres)	%	(acres)											
1	40,617	0.93	0.00146	0%	0.000	65%	0.606	0%	0.000	35%	0.326	1.125	0.087	2.66	0.577	0.045	1.40	1.125	0.130	5,676	498	
2	33,156	0.76	0.00119	0%	0.000	67%	0.510	0%	0.000	33%	0.251	1.099	0.070	2.13	0.557	0.035	1.11	1.099	0.110	4,797	383	
3	33,504	0.77	0.00120	0%	0.000	55%	0.423	0%	0.000	45%	0.346	1.255	0.080	2.37	0.679	0.044	1.32	1.255	0.136	5,905	528	
4	16,888	0.39	0.00061	100%	0.388	0%	0.000	0%	0.000	0%	0.000	0.440	0.014	0.50	0.080	0.003	0.09	0.440	0.014	619	0	
5	8,212	0.19	0.00029	100%	0.189	0%	0.000	0%	0.000	0%	0.000	0.440	0.007	0.24	0.080	0.001	0.05	0.440	0.007	301	0	
6	17,494	0.40	0.00063	0%	0.000	20%	0.080	0%	0.000	70%	0.281	1.513	0.051	1.39	0.912	0.031	0.87	1.513	0.136	5,941	429	
Total	149,871	3.44	0.00538		0.576		1.619		0.000		1.205		0.309	9.296		0.158	4.851		0.534	23,239	1,837	-

Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.44	0.08
Eb	0.67	0.22
Ec	0.99	0.44
Ed	1.97	1.24

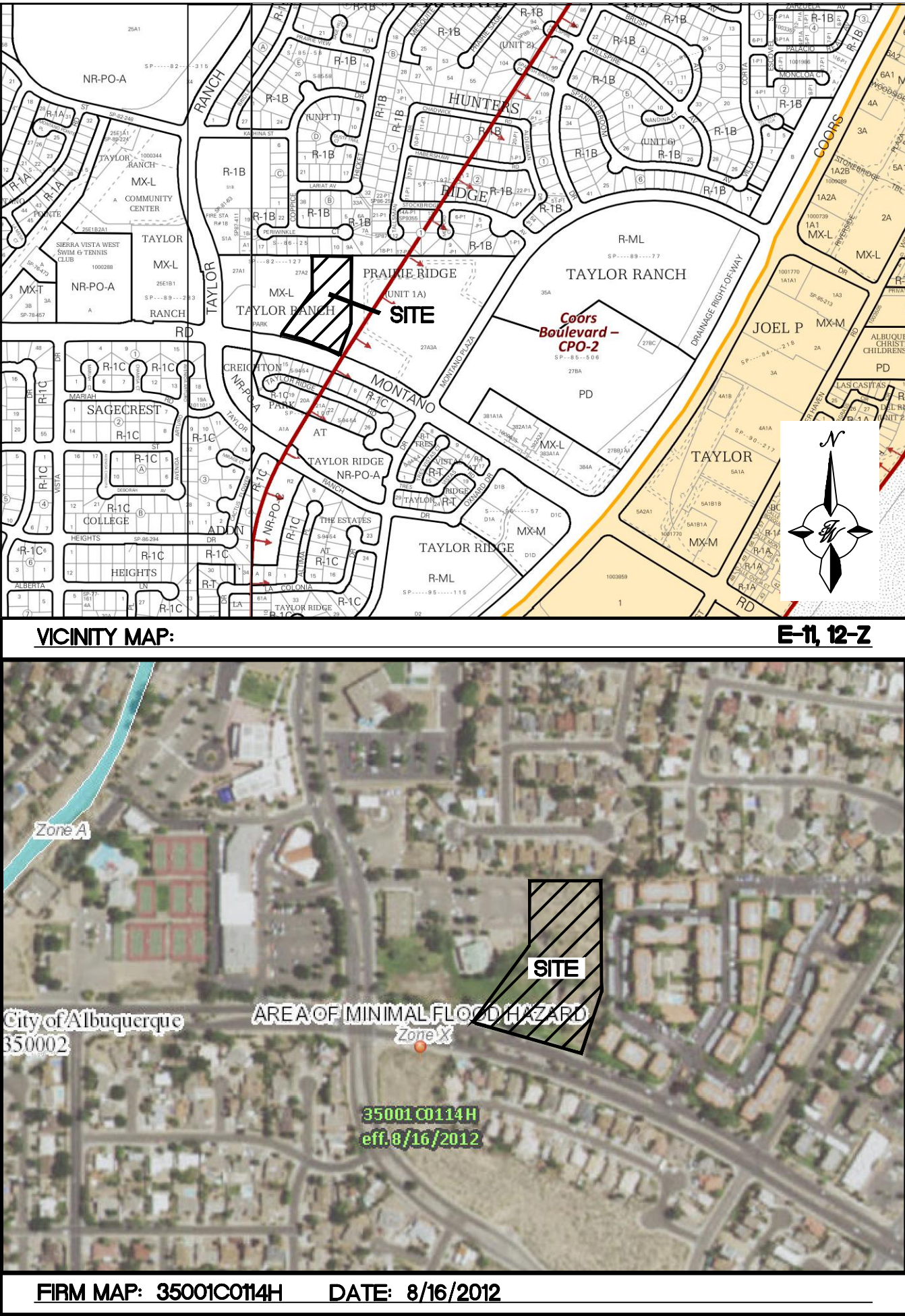
Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.29	0.24
Qb	2.03	0.76
Qc	2.87	1.49
Qd	4.37	2.89


Equations:

Weighted E = $Ea^*Aa + Eb^*Ab + Ec^*Ac + Ed^*Ad / (Total\ Area)$
Volume = Weighted E * Total Area
Flow = $Qa^*Aa + Qb^*Ab + Qc^*Ac + Qd^*Ad$

Stormwater Quality Volume

Total Impervious Area = $\Sigma Area\ in\ "Treatment\ D"$
Retention depth = 0.42" Per DPM Pg. 272 0.035 Foot
Retention Volume = $= 0.035 \times area$ Cubic Feet





ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

2/26/2020

RONALD R. BOHANNAN
P.E. #7868

SARANAM AT
4701 MONTANO RD NW
CONCEPTIONAL GRADING
& DRAINAGE PLAN

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.terrawestllc.com

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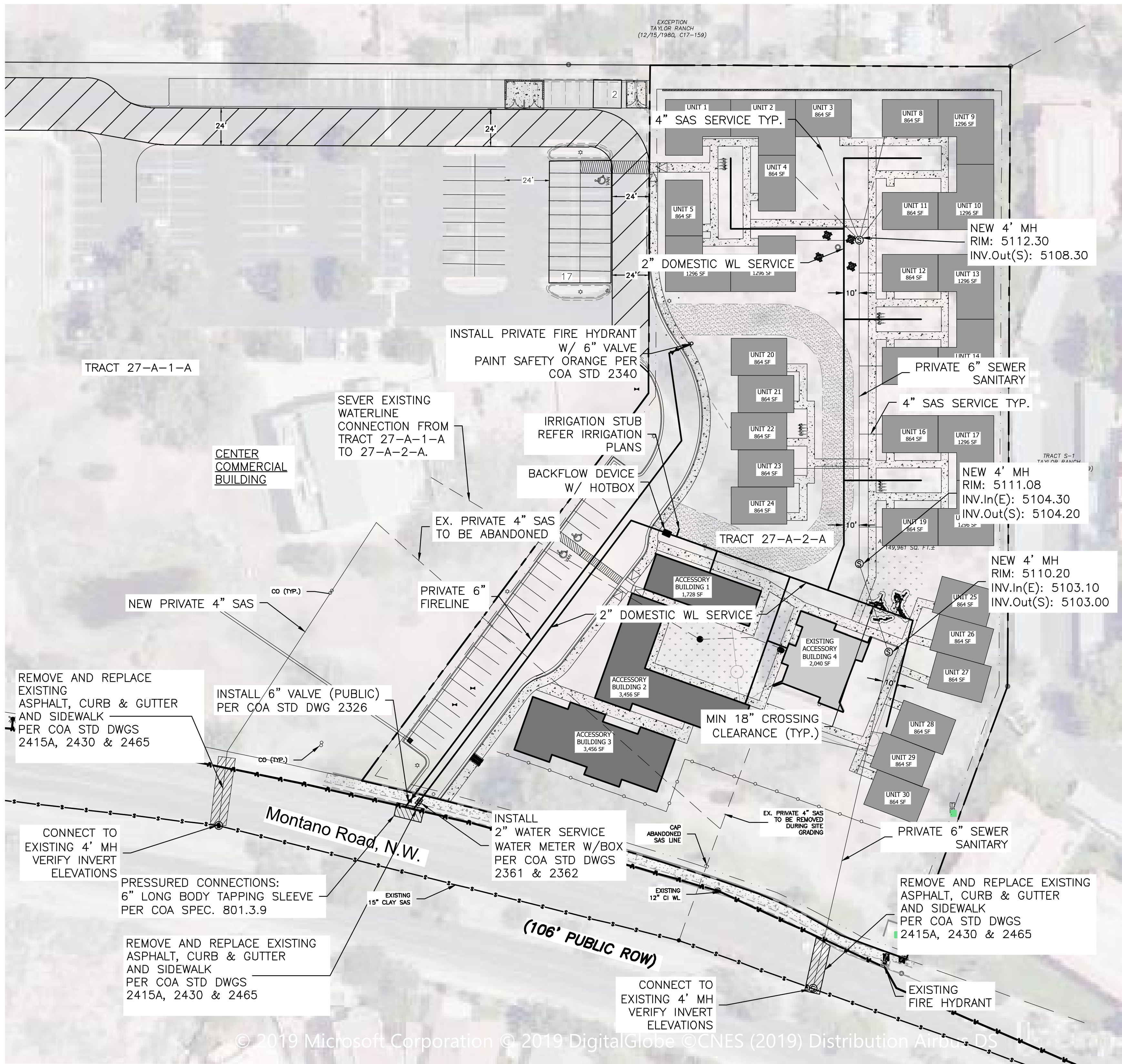
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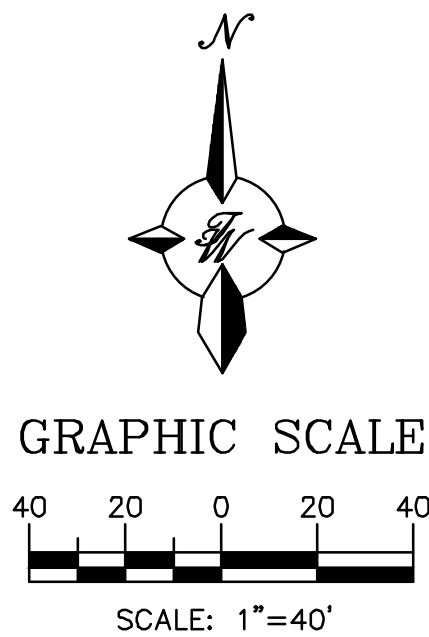
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GENERAL UTILITY NOTES:

1. CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
2. PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
3. AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
4. PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
5. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
6. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
7. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
8. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
9. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
10. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.



WATER NOTES:

1. CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
2. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
3. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
4. ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
5. ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
6. CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
7. RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
8. ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
12. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

MATERIALS (OR EQUIVALENT APPROVED):

1. SEWER TO BE SDR-35 PVC
2. WATER LINE TO BE C900-PVC DR18

ABCWUA NOTES:

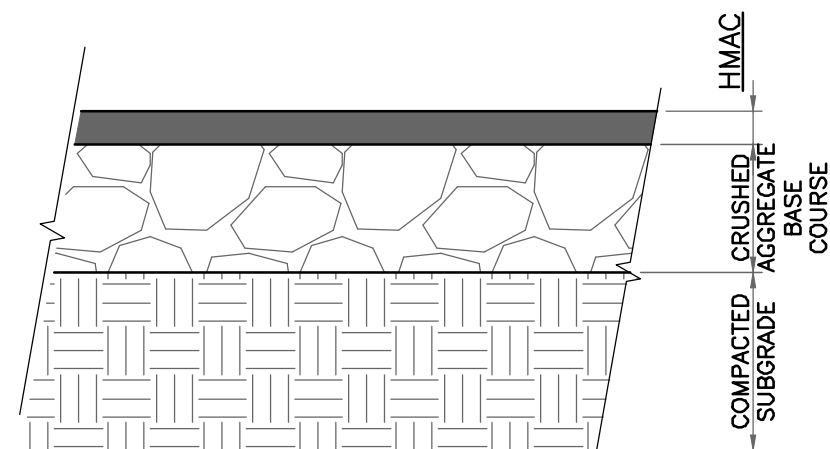
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/full/463/729/).

CAUTION:

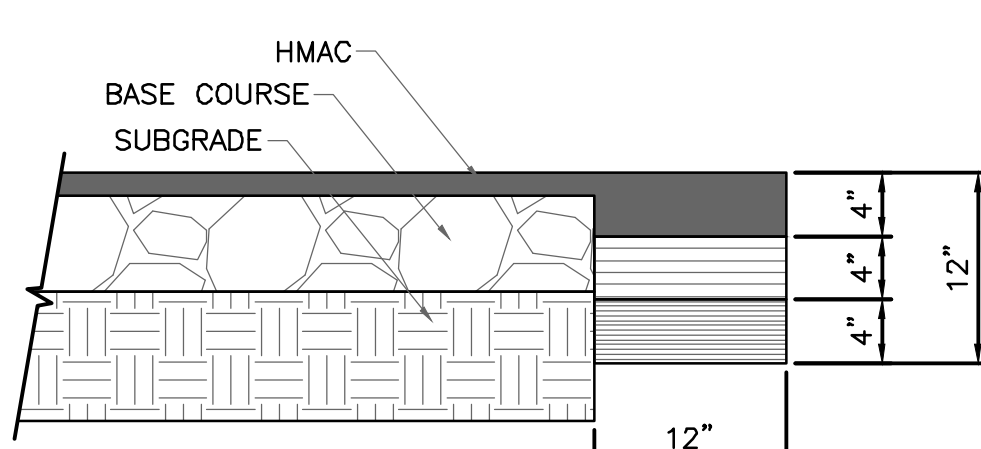
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ISSUED FOR DRB ONLY		
	ENGINEER'S SEAL	SARANAM AT 4701 MONTANO RD NW
	DATE	7/28/2020
MASTER UTILITY PLAN		2019080_MUE
		SHEET # C3
		JOB # 2019080



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

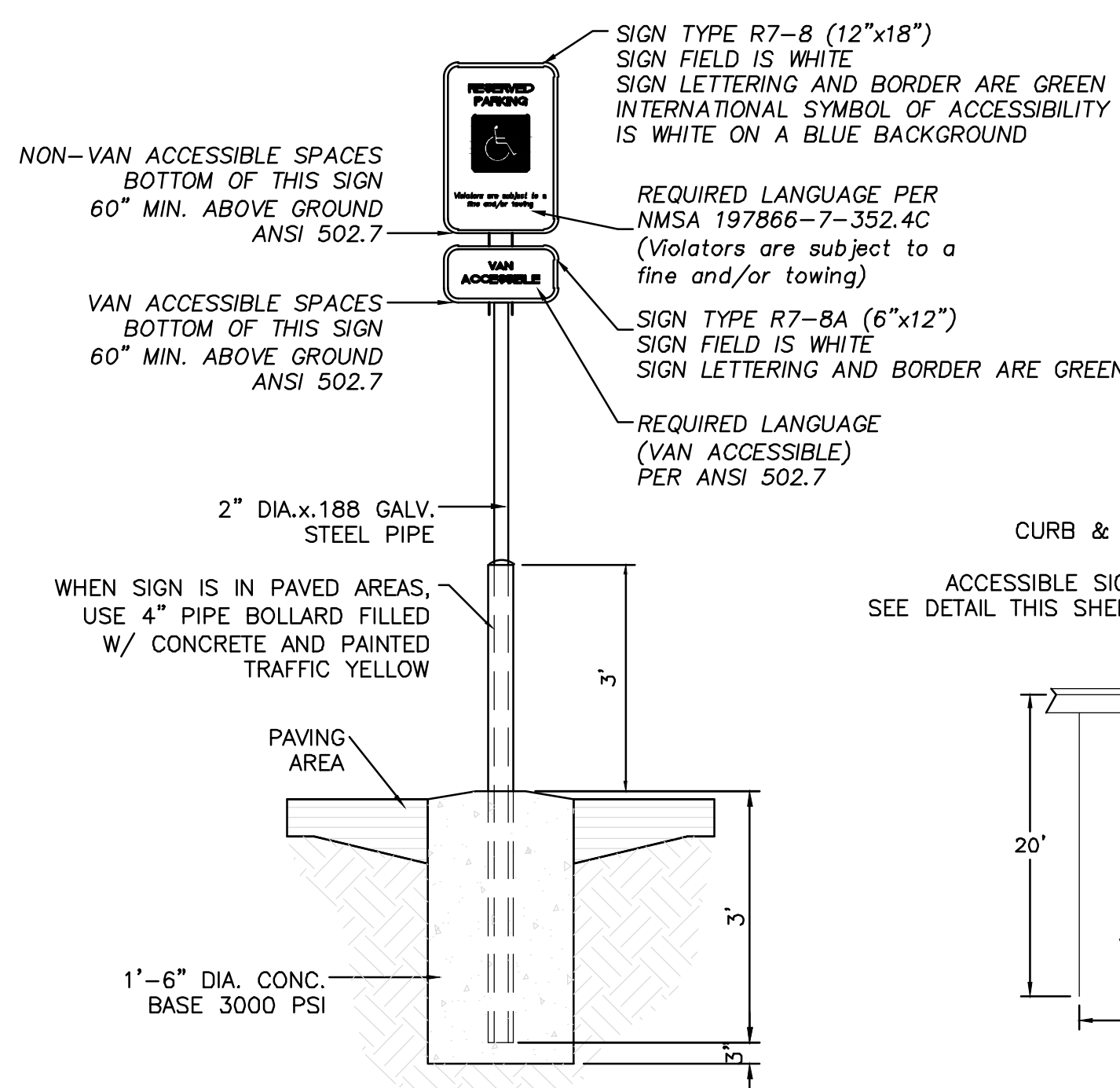
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.

TRENCHING

ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

NOTE:

THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



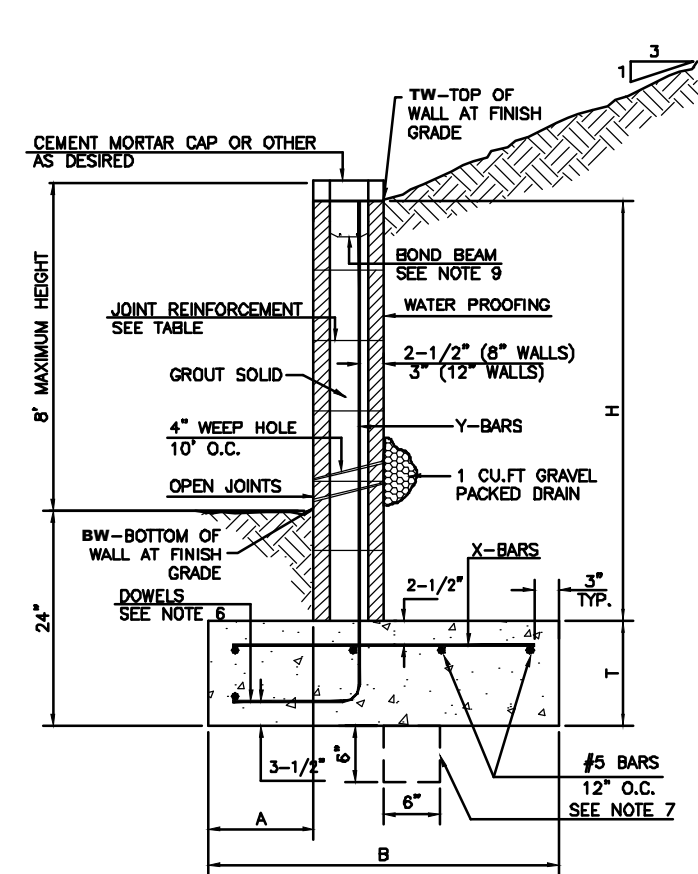
ACCESSIBLE PARKING SIGN

NTS

- NOTES:
- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - Parking space lines and diagonal striping to be painted blue.
 - Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

HC PARKING DETAIL

NTS



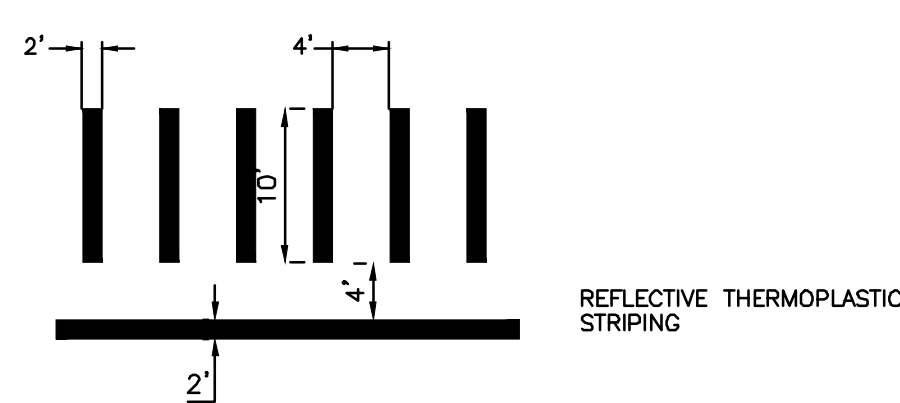
8 INCH REINFORCED CONCRETE MASONRY WALL							
FT.-IN.	IN.	FT.-IN.	IN.	Y-BARS	X-BARS		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		
2'-0"	8"	2'-0"	8"	#4 @32" O.C.	#4 @24" O.C.		

12 INCH REINFORCED CONCRETE MASONRY WALL							
FT.-IN.	IN.	FT.-IN.	IN.	Y-BARS	X-BARS		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		
5'-4"	14"	3'-8"	10"	#5 @18" O.C.	#4 @24" O.C.		

- GENERAL NOTES:
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER TO ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE \pm 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM A615.
 - TRUSS TYPE BUR-G-WALL EVERY OTHER COURSE.
 - DOWNLAYS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 50 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE IT EXCEEDS 6'-0" EVERY 16".
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILLARS EVERY 16".
 - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING WALL DETAIL

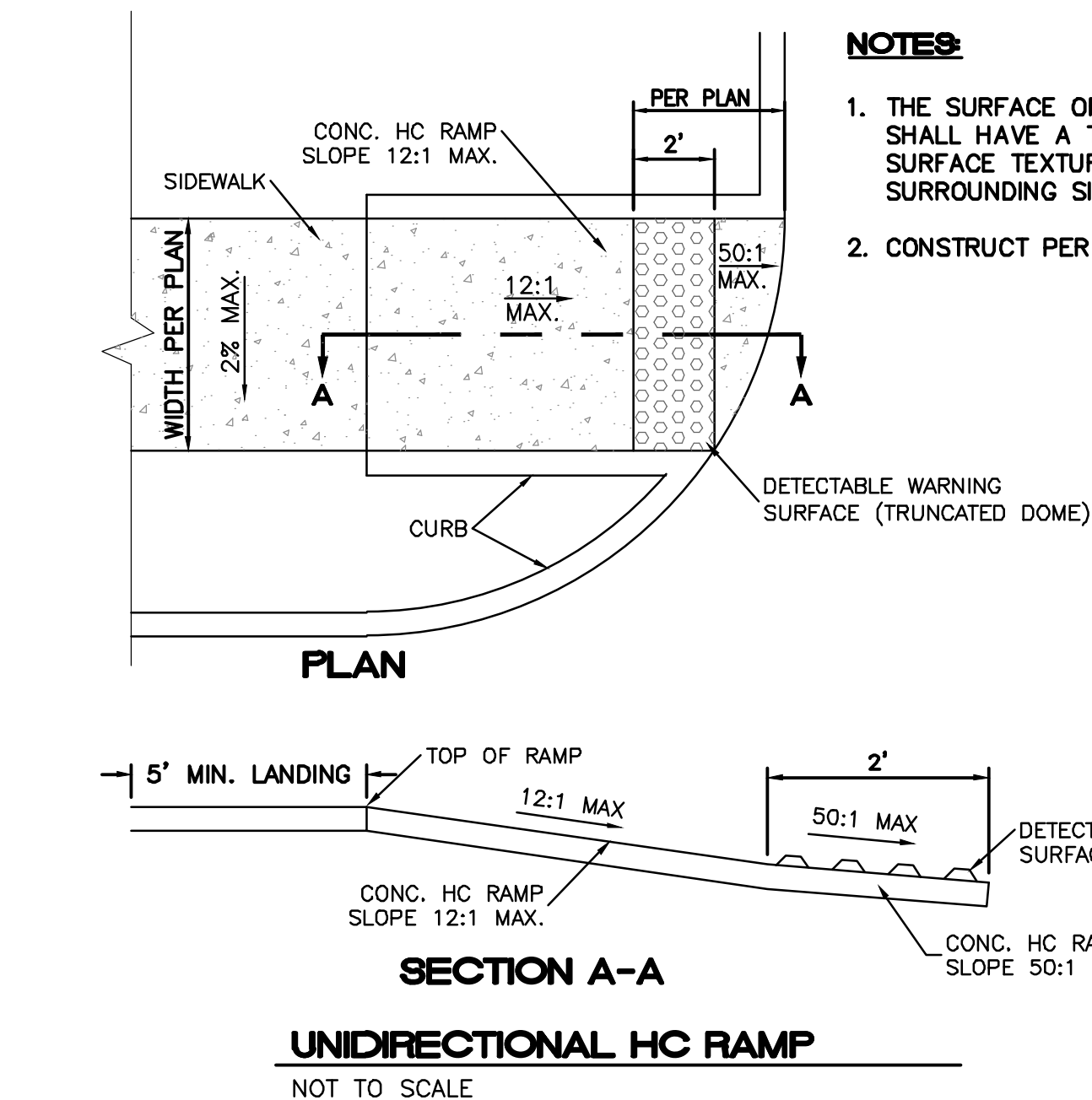
NTS



ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)

CROSSWALK DETAIL

NTS

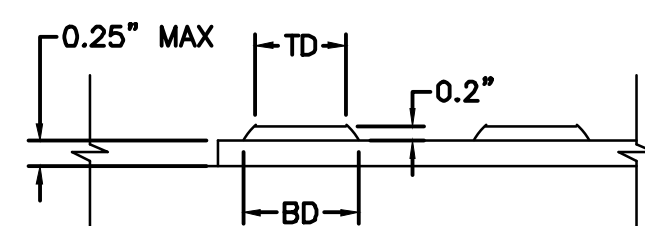


UNIDIRECTIONAL HC RAMP

NOT TO SCALE

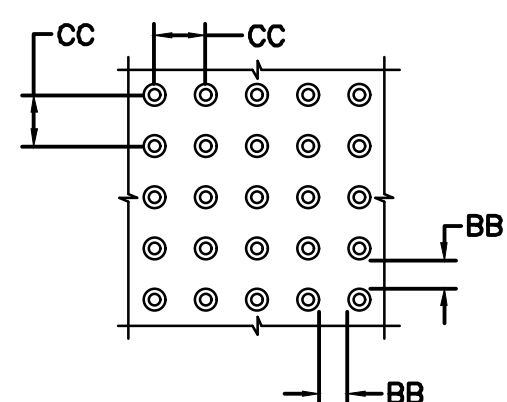
NOTES:

- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



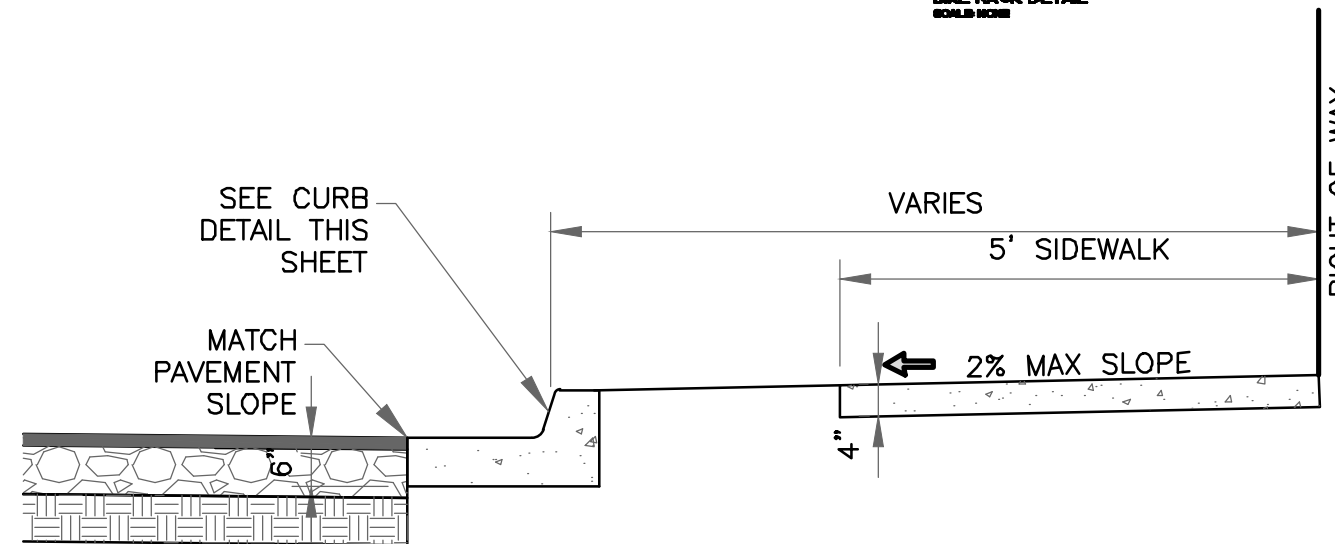
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

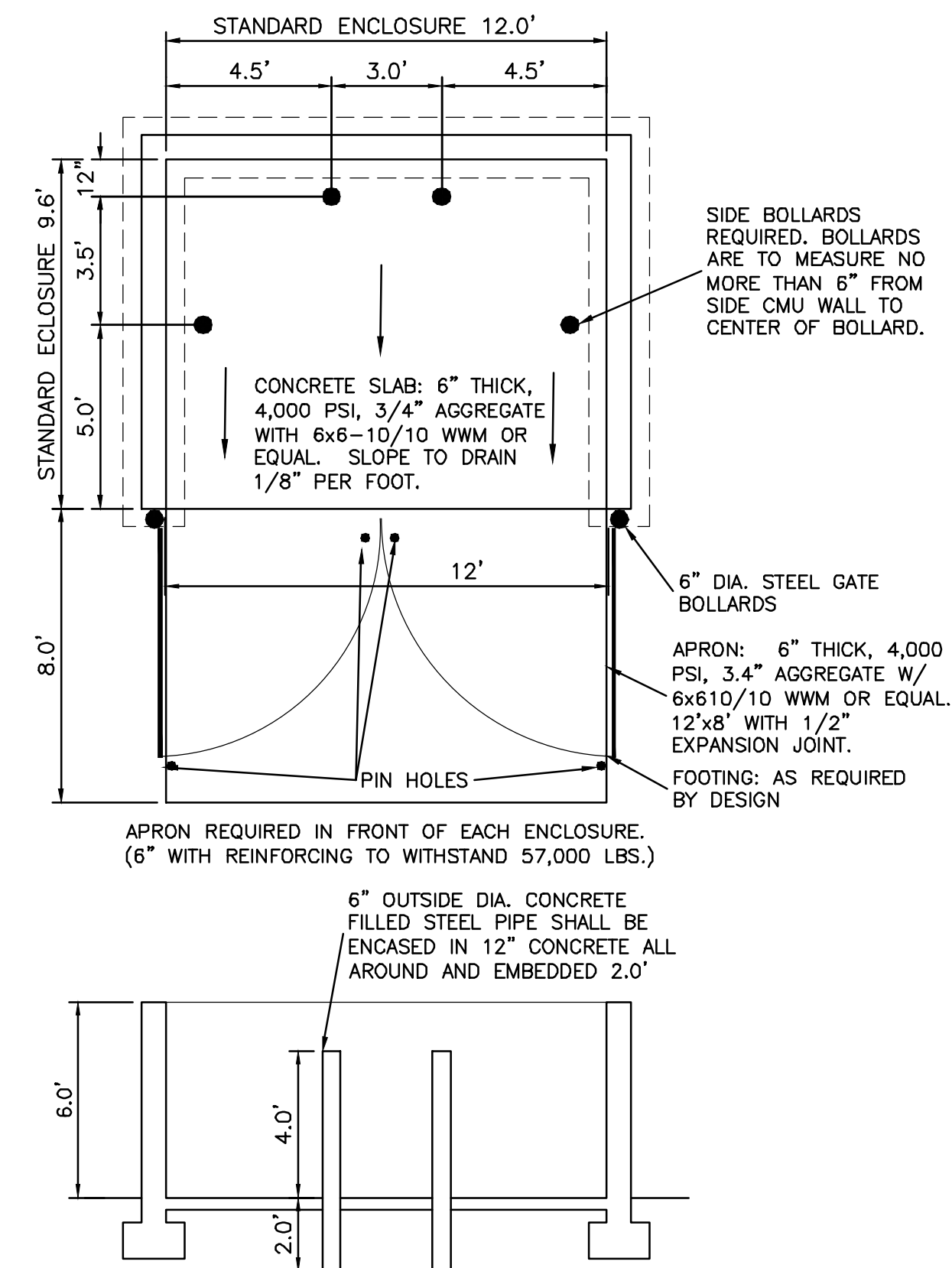
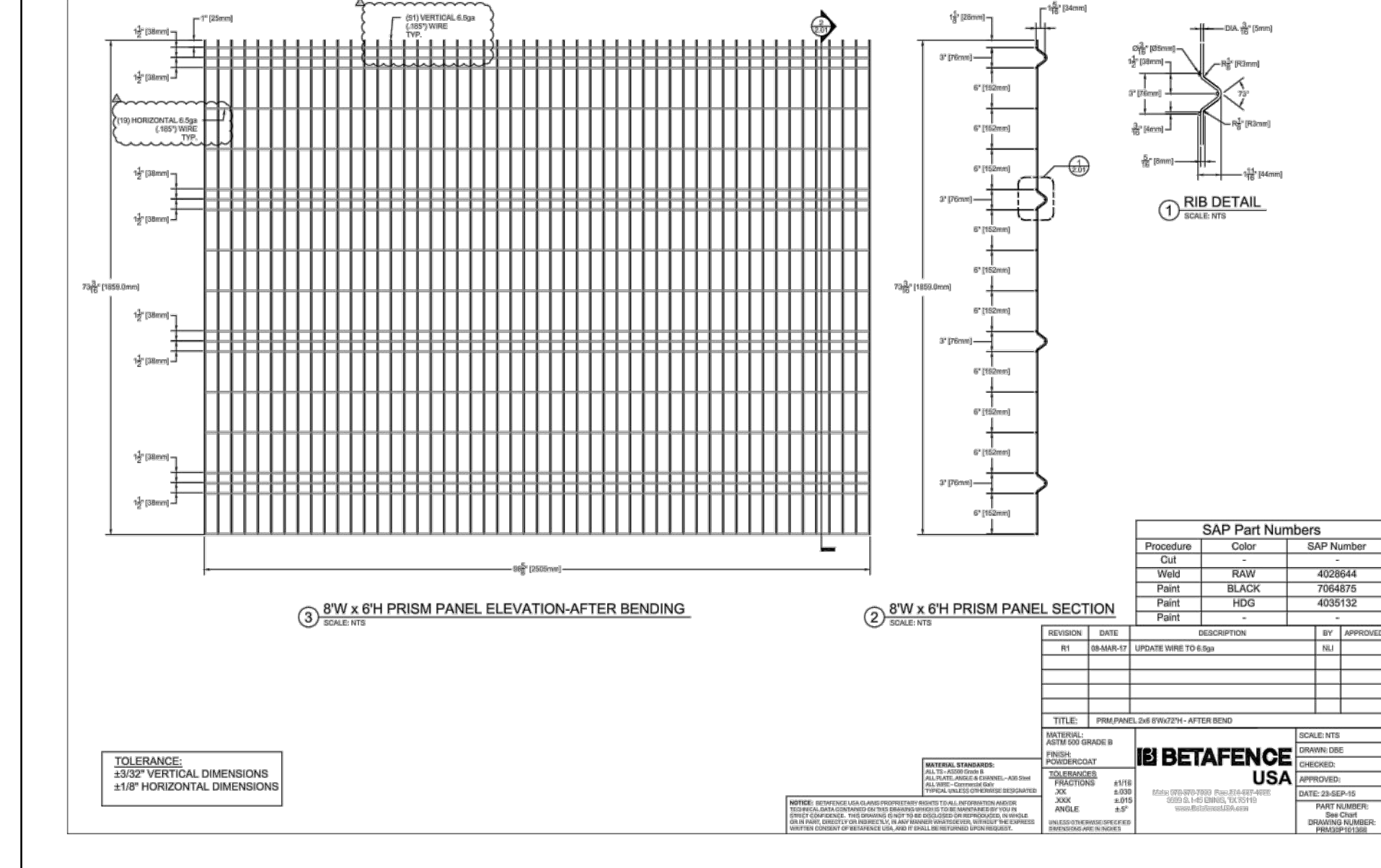


CURB & GUTTER AND SIDEWALK DETAIL

SCALE: 1"=2'

NOTES:

- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

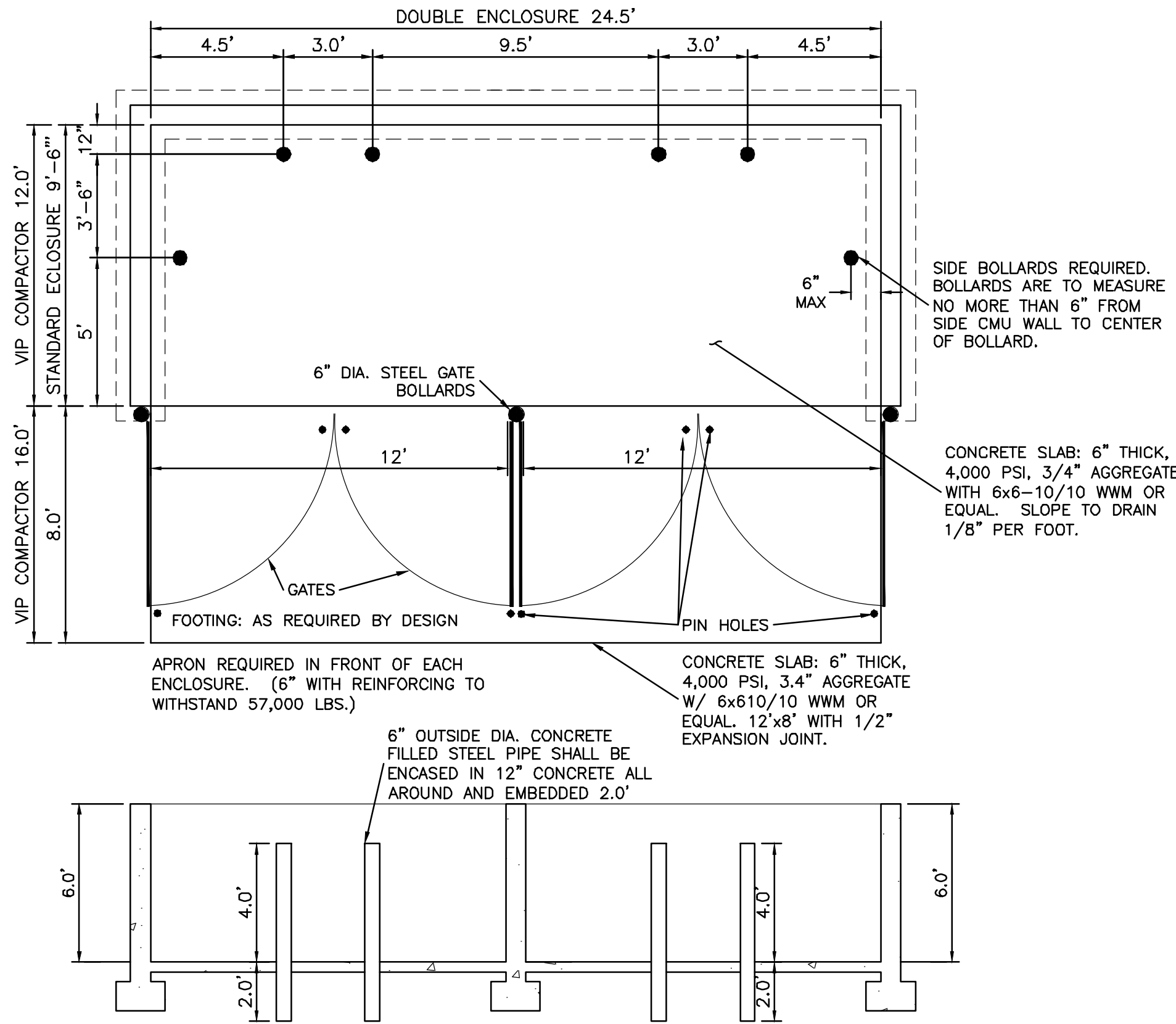


DUMPSTER ENCLOSURE DETAIL

- NTS NOTE:
- THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
 - SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.

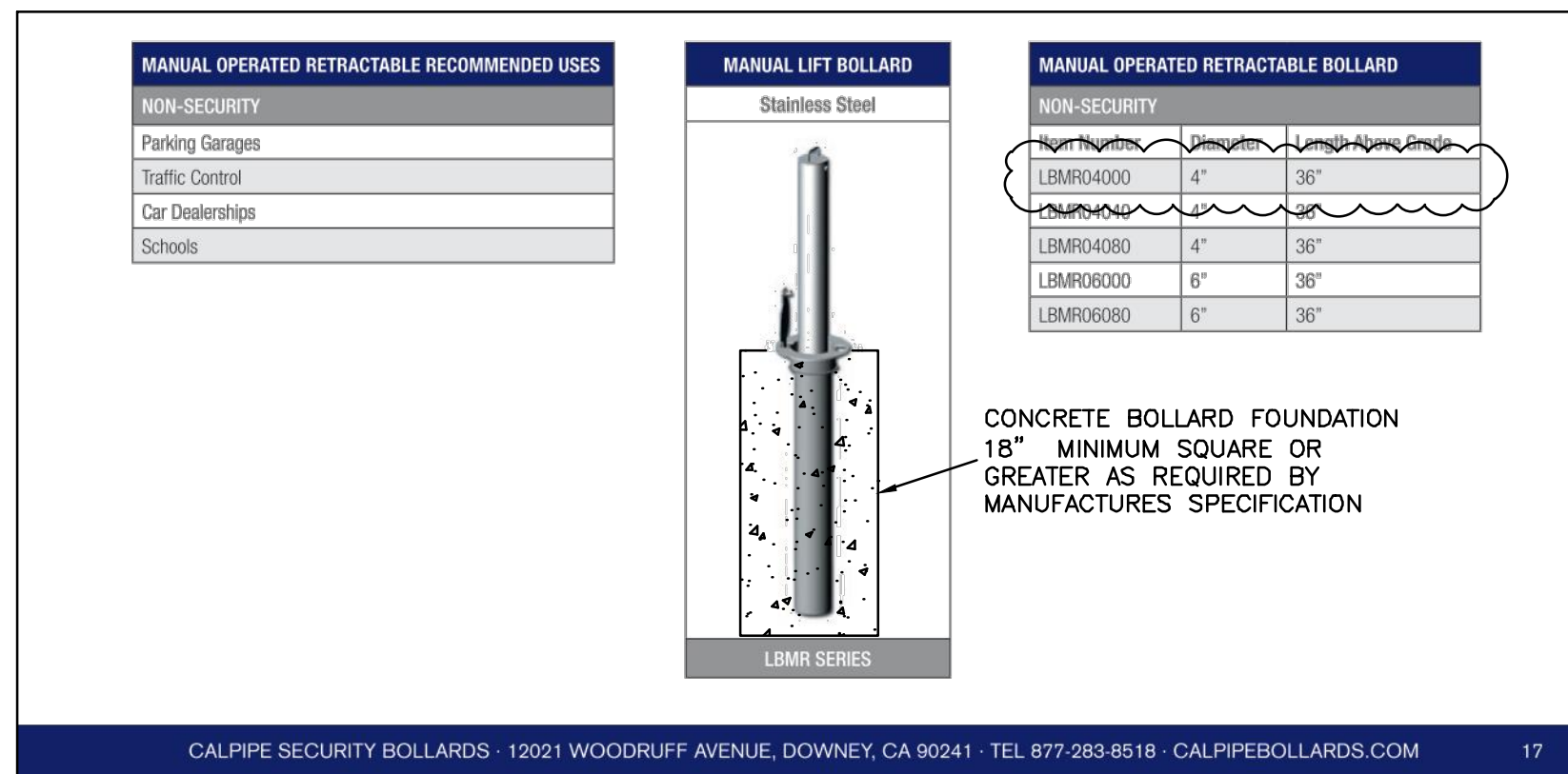
ISSUED FOR DRB ONLY

	ENGINEER'S SEAL	SARANAM AT 4701 MONTANO RD NW CONSTRUCTION DETAILS	DRAWN BY BF
			DATE 7/28/2020
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C4
			JOB # 2019080



- NOTE:
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
 2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.

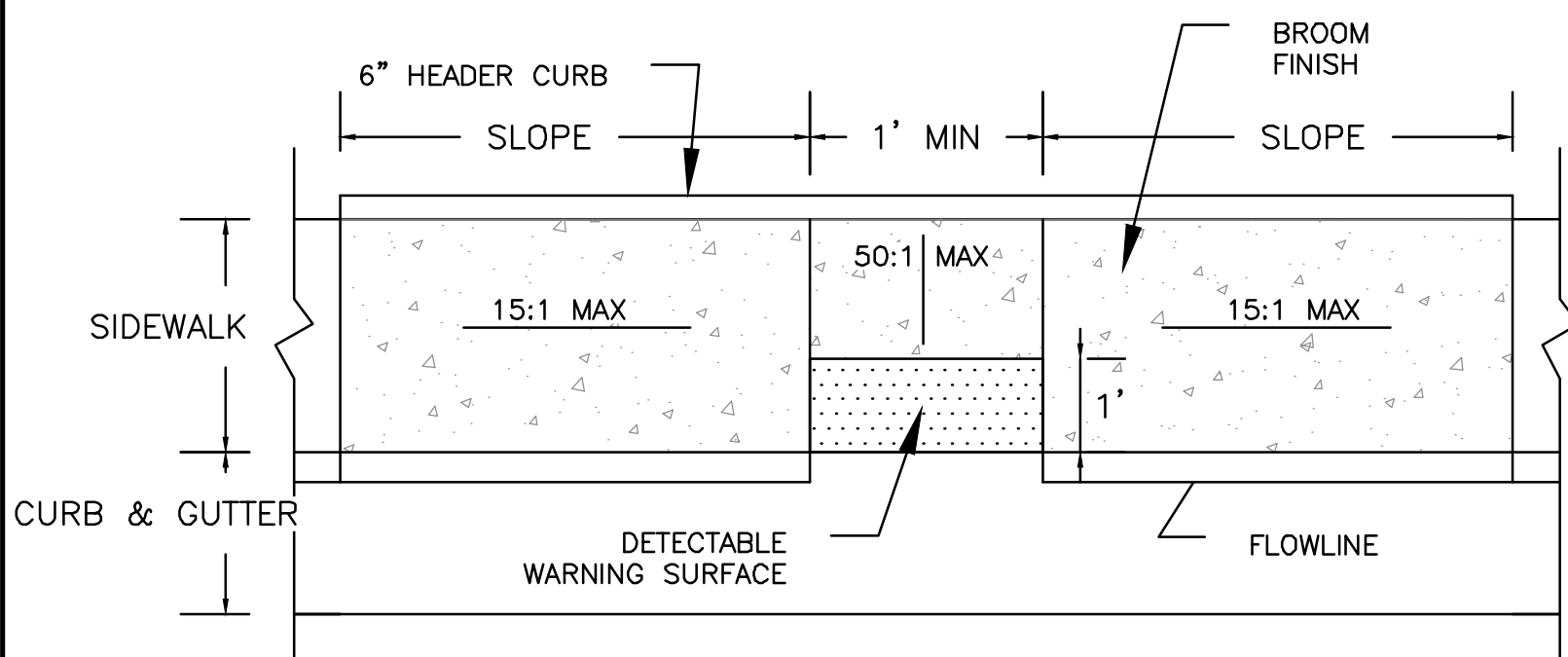
DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL



BOLLARD SPECIFICATION

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

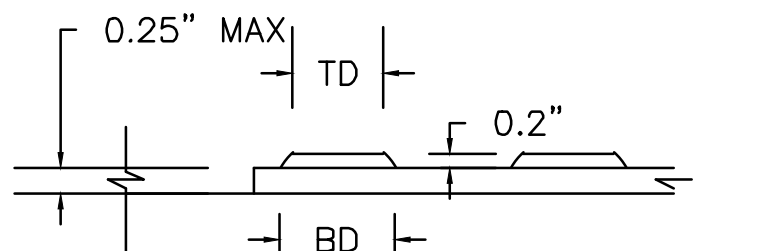


PARALLEL CURB HC RAMP

NOT TO SCALE

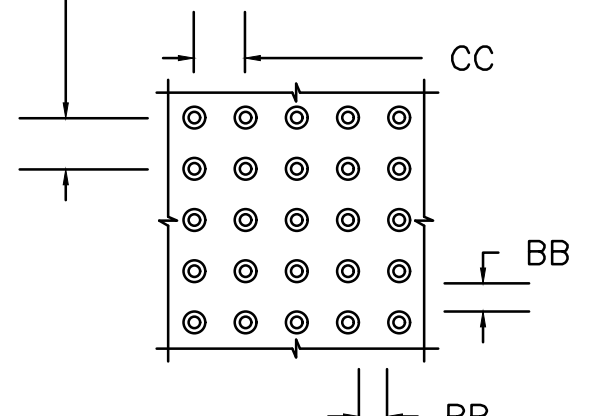
Geometric Properties	
Property	Value
Nominal Area (LxWxH)	24"x 24" x 1.5"
Gross Area of each mat	4 s.f.
Concrete Strength	5000 psi
Weight of each mat	45 lbs
Flexibility (min. radius of curvature)	12 in
Plantable Area	61% (100% for Sod)
Concrete Surface Area	39%
Concrete Bearing Area	90%
Mats per pallet	60
Area covered per pallet	240 s.f.
Color	Buff/Tan, Grey
* other colors available for special order	

DRIVEABLE GRASS SPECIFICATION



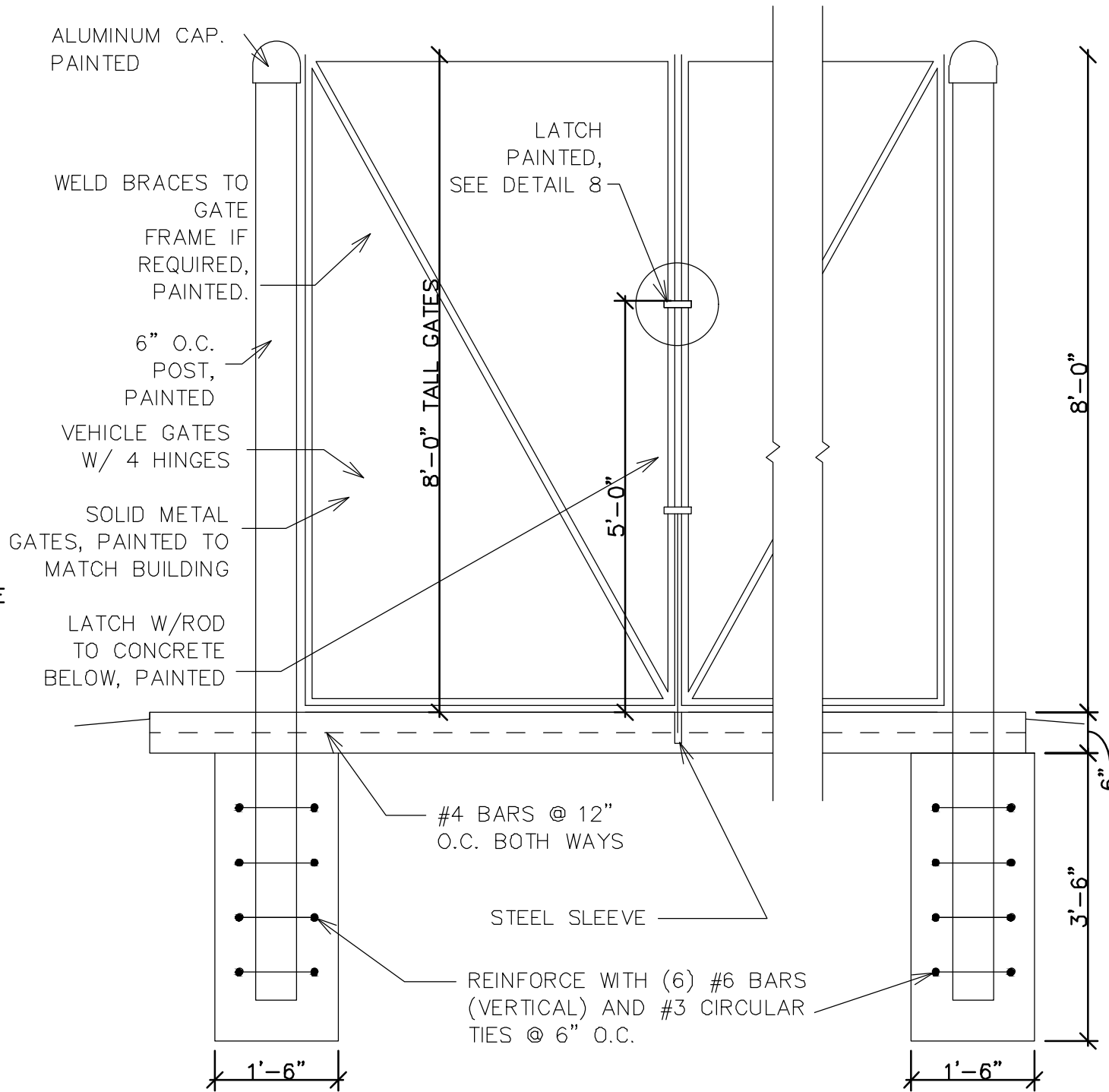
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

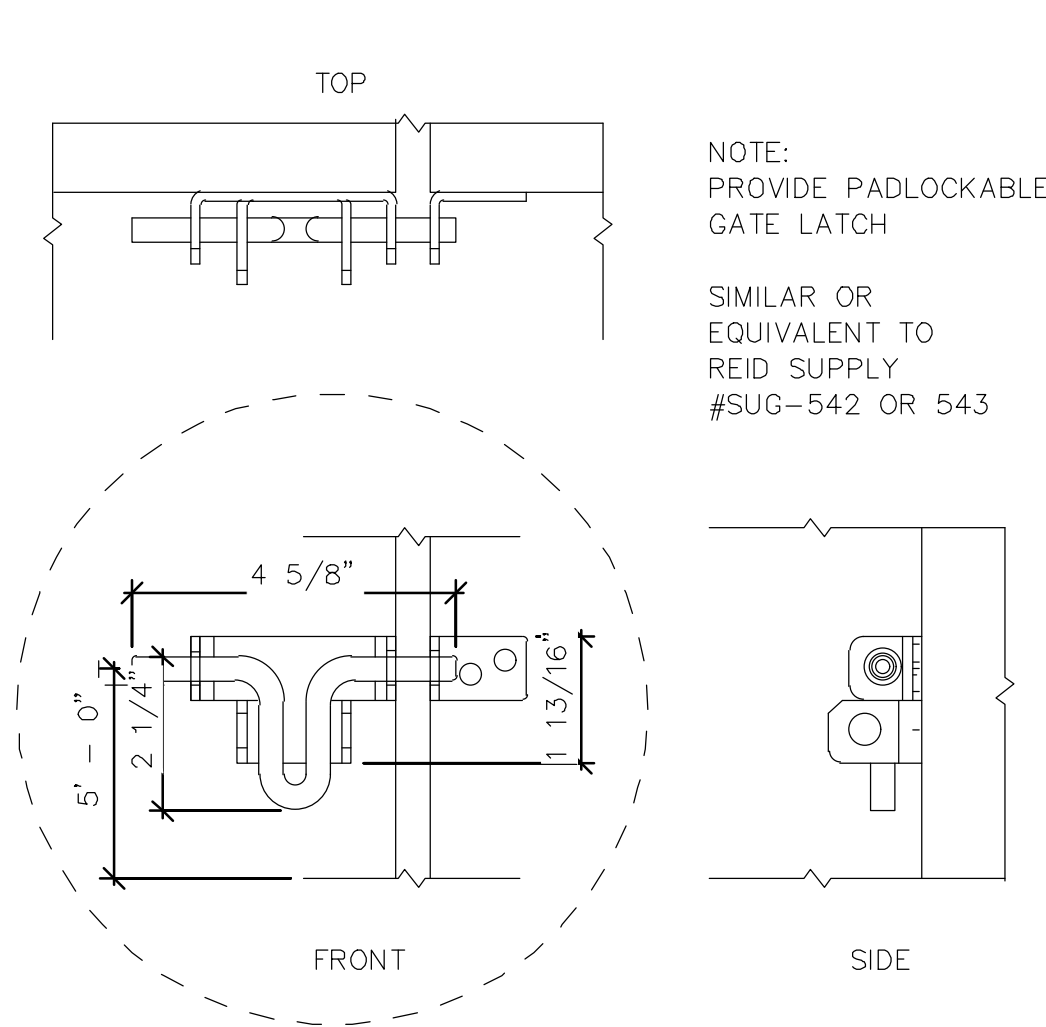


DOME SPACING

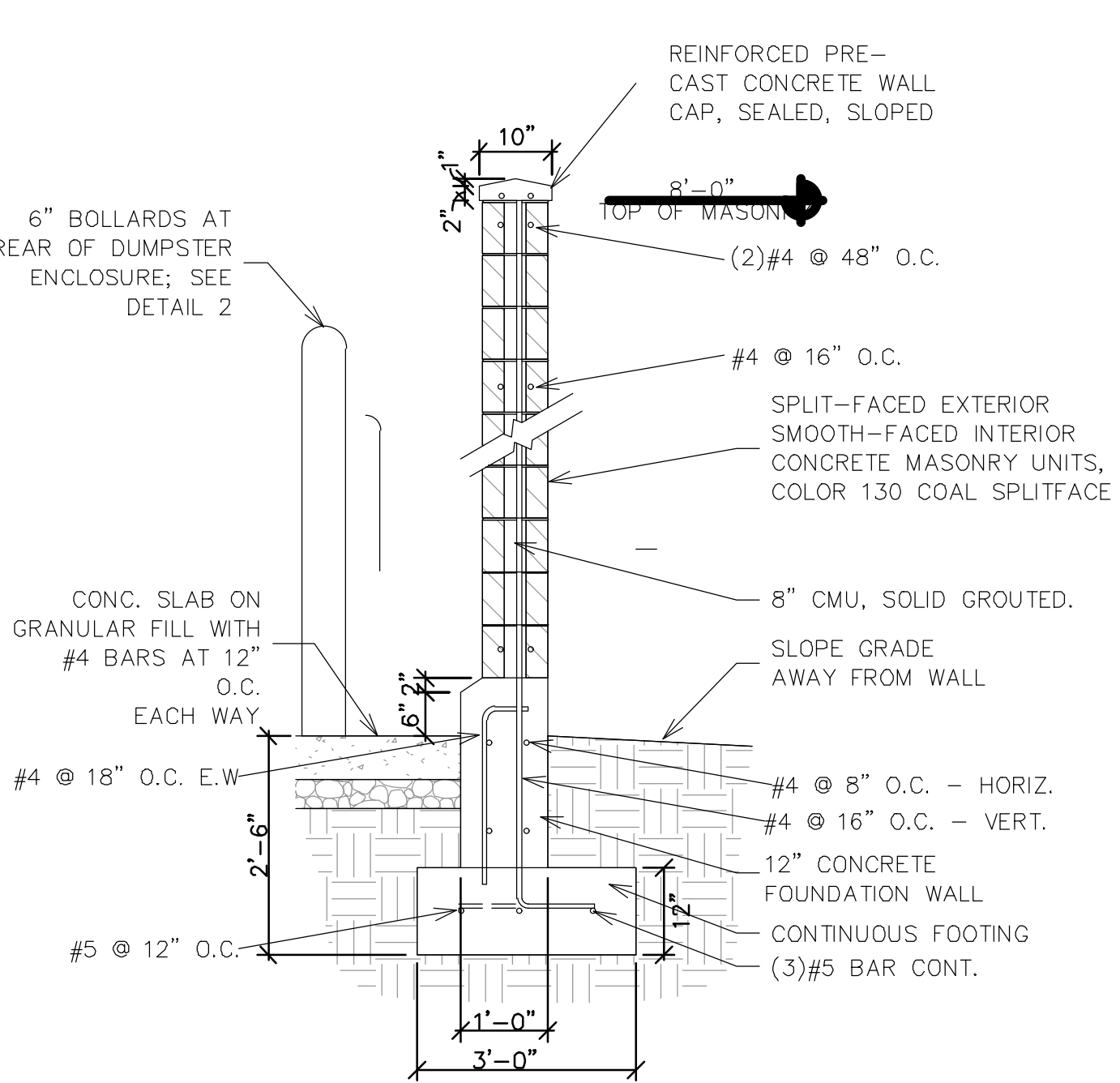
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



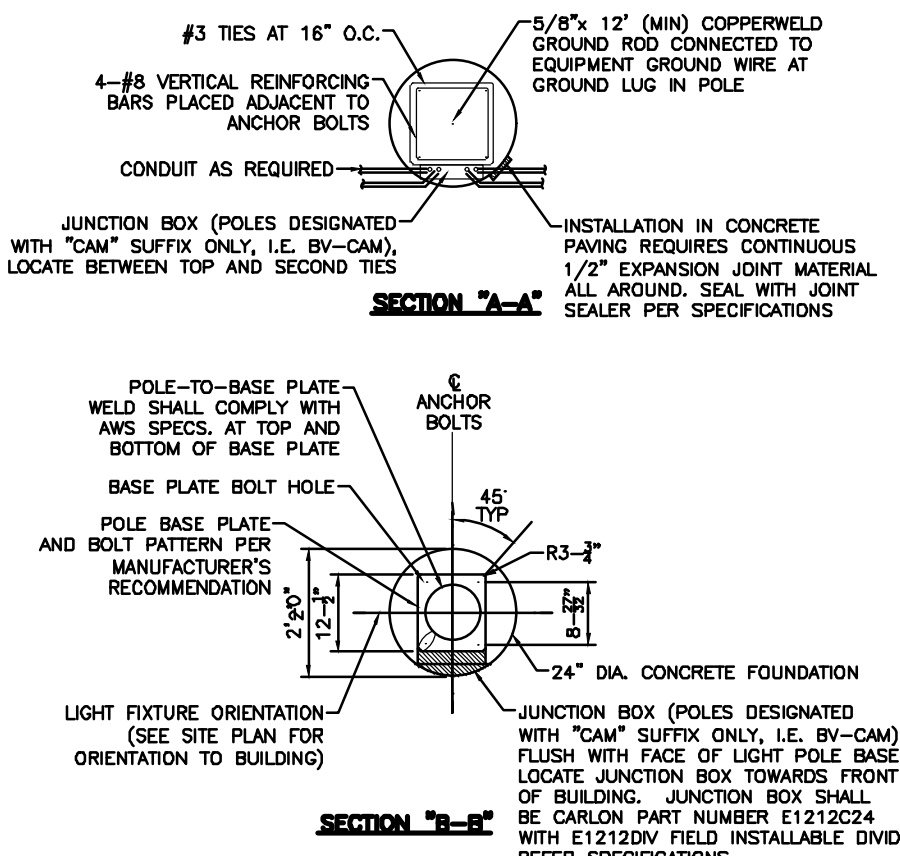
Dumptster Enclosure Gate Detail



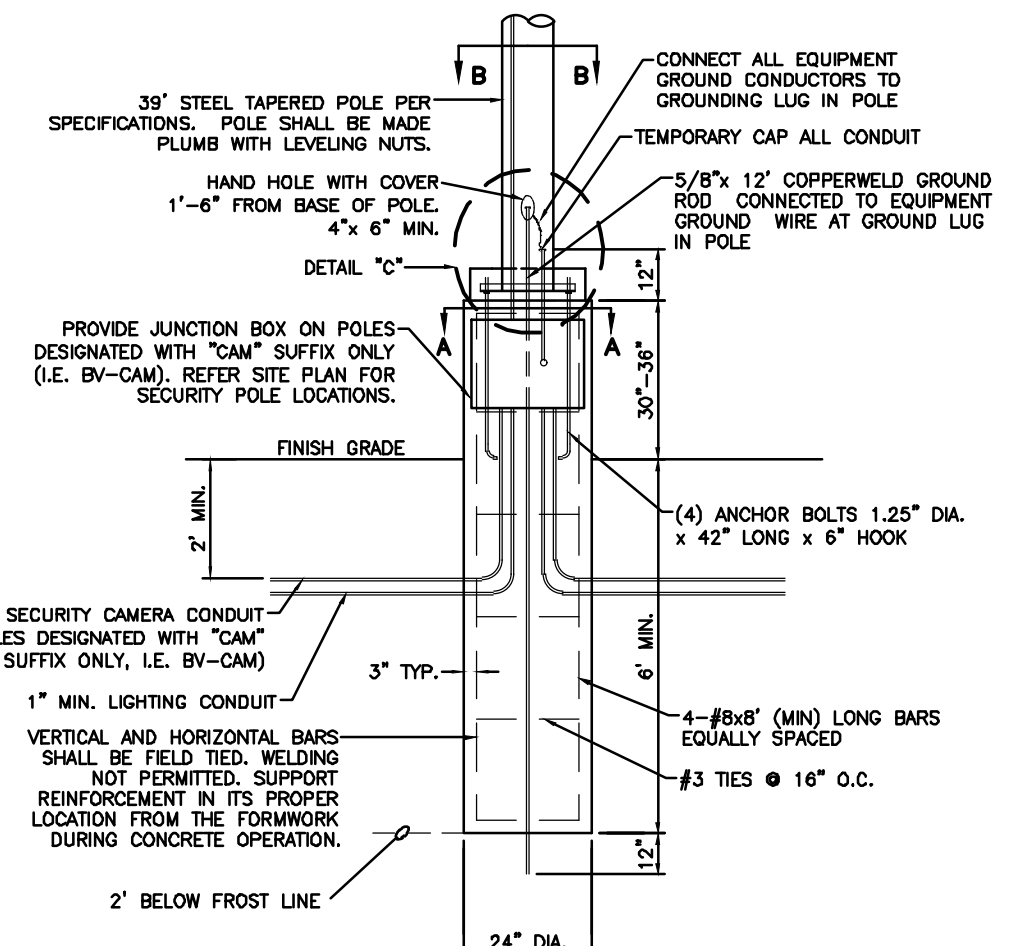
Dumpster Enclosure Gate Latch Detail



Dumpster Enclosure Wall Section

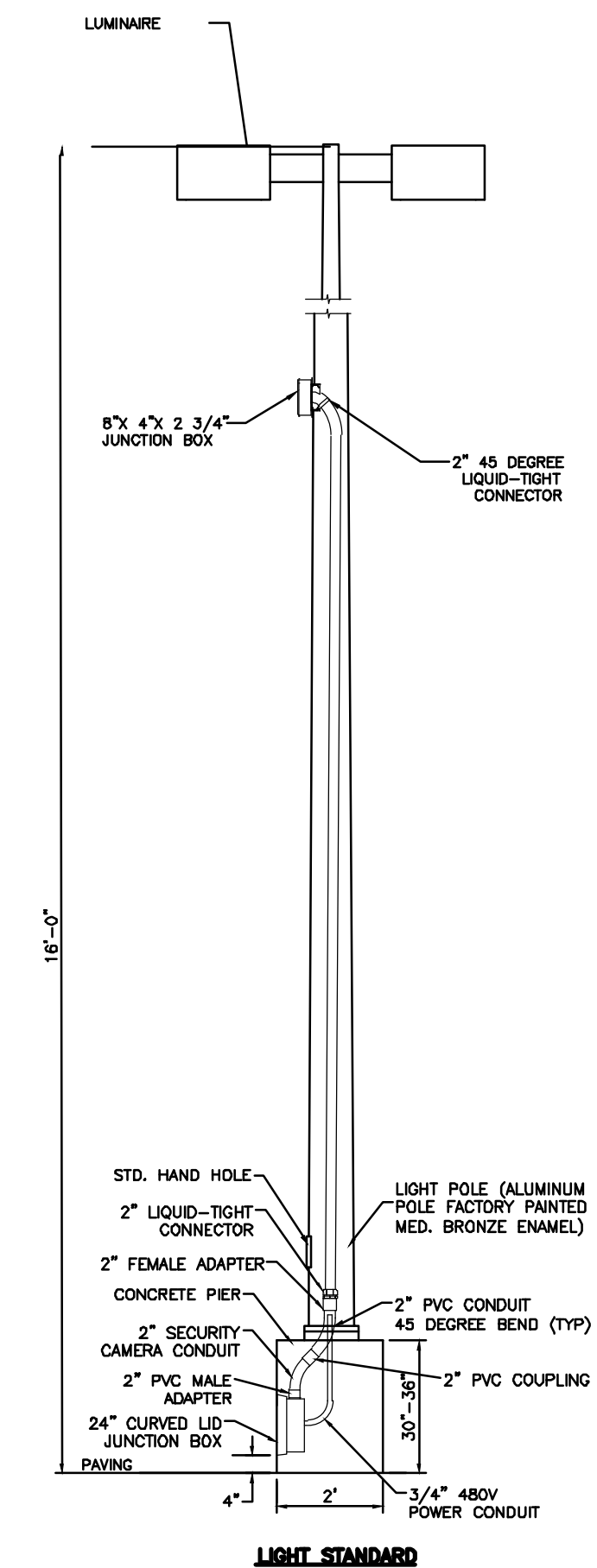


TYPICAL ANCHOR BOLT SPACING

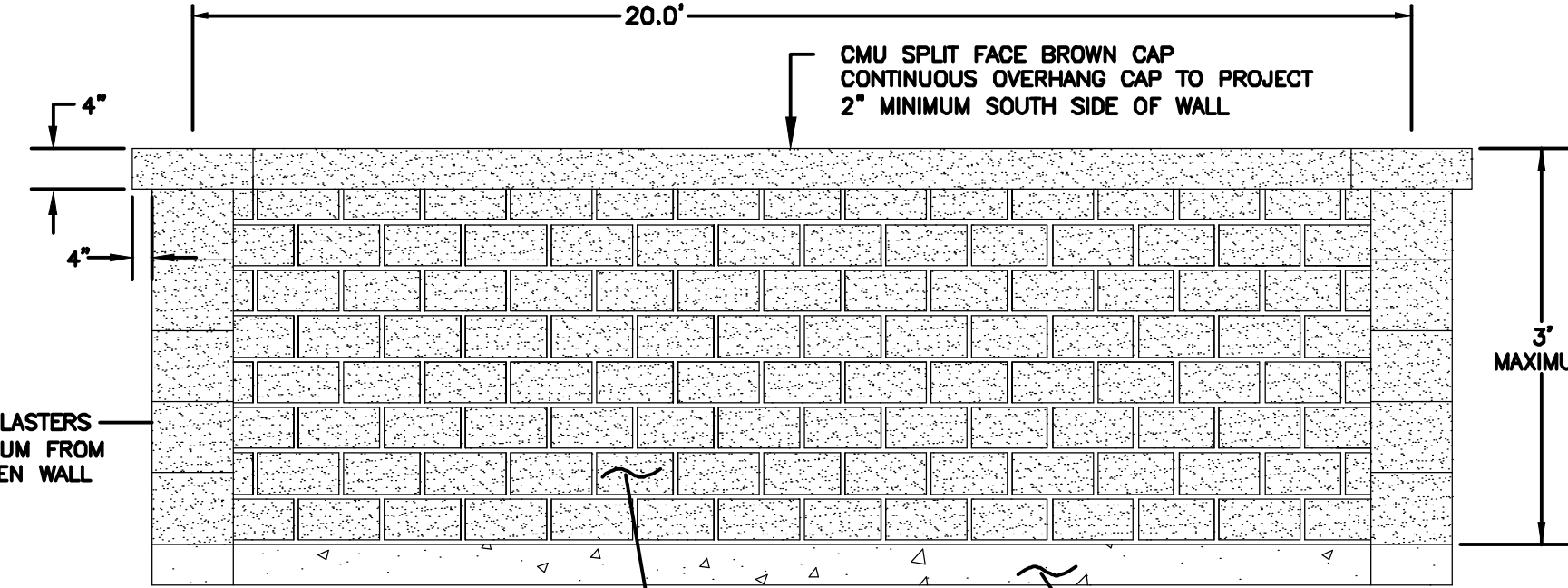


TYPICAL LIGHTING POLE BASE DETAIL

NTS



LIGHT STANDARD



RETAINING WALL- ELEVATION



ISSUED FOR DRB ONLY		
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 7/28/2020 RONALD R. BOHANNAN P.E. #7868	SARANAM AT 4701 MONTANO RD NW CONSTRUCTION DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BF DATE 7/28/2020 2019080_DTE SHEET # C5 JOB # 2019080



SITE DATA

GROSS LOT AREA (4.03 ACRES)	149,871 SF
LESS BUILDING(S)	40,920 SF
NET LOT AREA	108,951 SF
REQUIRED LANDSCAPE	16,342 SF
15% OF NET LOT AREA	81,128 SF
PROPOSED LANDSCAPE	0 SF
PROPOSED OFFSITE LANDSCAPE	81,128 SF
TOTAL PROPOSED LANDSCAPE	72 %
PERCENT OF NET LOT AREA	
REQUIRED STREET TREES	14
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES	5
PROVIDED AT 1 PER 10 SPACES (48 SPACES/10)	5
REQUIRED DWELLING UNIT TREE	30
PROVIDED AT 1 PER DWELLING UNIT(30 UNITS)	66
TOTAL REQUIRED TREES:	49
TOTAL PROVIDED TREES**:	68
** (does not include 10 existing trees to remain)**	
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	12,256 SF MIN.
(16,342 SF PROPOSED LANDSCAPE X 75%)	8,155 SF
PROVIDED GROUND COVER COVERAGE	65%
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	861 SF
PARKING LOT COVERAGE (10% OF 8,605SF)	3,161SF/36%
PARKING LOT COVERAGE PROVIDED	58,856 SF
PROVIDED NATIVE SEED GROUND COVER	351%
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	416%
TOTAL PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	

IRRIGATION NOTE

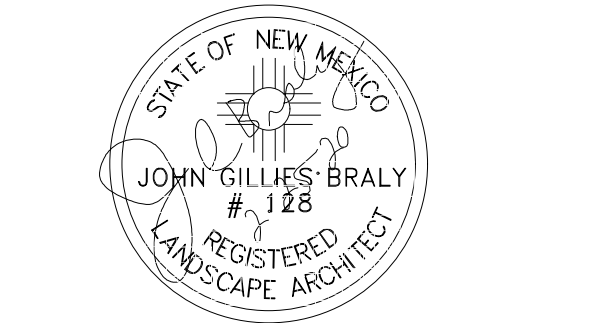
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

LEGAL DESCRIPTION:
LOT 27A2 SUBDIVISION- TAYLOR RANCH. IDO-ZONE MX-L

GENERAL NOTES:
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE-GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

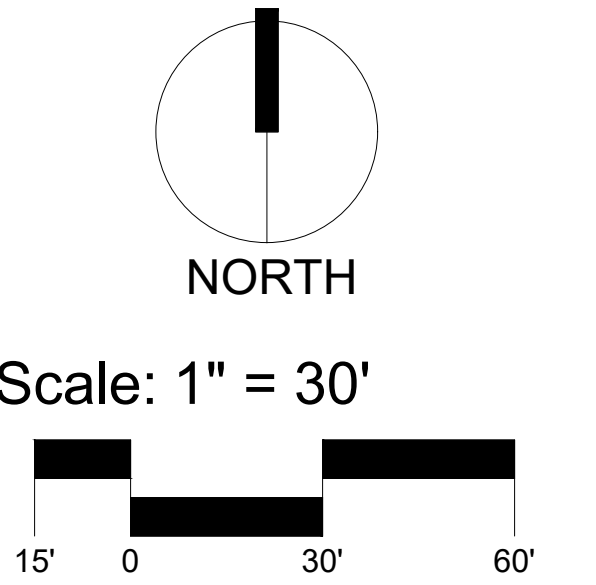
PLANTINGS NOTES:
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..
2. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 2" - 3" DEPTH OVER FILTER FABRIC.
4. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
5. ORGANIC MULCH, SUCH AS WOOD CHIPS OR PECAN SHELLS, IS REQUIRED AS GROUND COVER OVER THE PORTION OF ANY LANDSCAPED AREAS SURROUNDING THE VEGETATION ROOT BALL , AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE , IN EACH REQUIRED LANDSCAPE AREA.
6. ALL NATIVE SEED AREA SOILS ARE TO BE AMENDED WITH COMPOST MULCH BEFORE SEEDING.
7. BROWN STEEL EDGING IS TO BE PLACED BETWEEN ALL AREAS OF GRAVEL AND NATIVE SEEDING. BETWEEN AREAS OF GRAVEL AND SOD, OPTIONAL 6" MOW CURB OR GREEN STEEL EDGING IS TO BE PLACED.

IRRIGATION NOTES:
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. ALL NATIVE SEED TO BE SPRAY IRRIGATED.
6. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



Date: 2/25/2020
Revisions:
▲ 2.26.20
▲ 2.27.20
▲ 07.23.20
▲ 08.19.20
▲ 09.14.20
▲ 09.17.20
Drawn by: VBlount
Reviewed by: JB


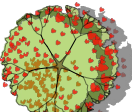
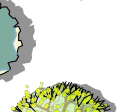

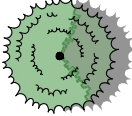
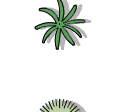


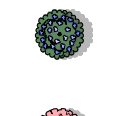
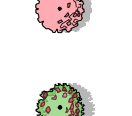
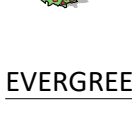

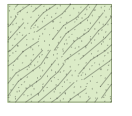

Saranam Site
Landscape
Montano Rd & Taylor Ranch Rd NW
Albuquerque, New Mexico




Sheet Title:
Landscape
Plan

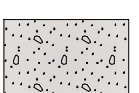
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LP-01

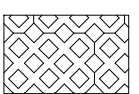
PLANT SCHEDULE BASE 20.07.23

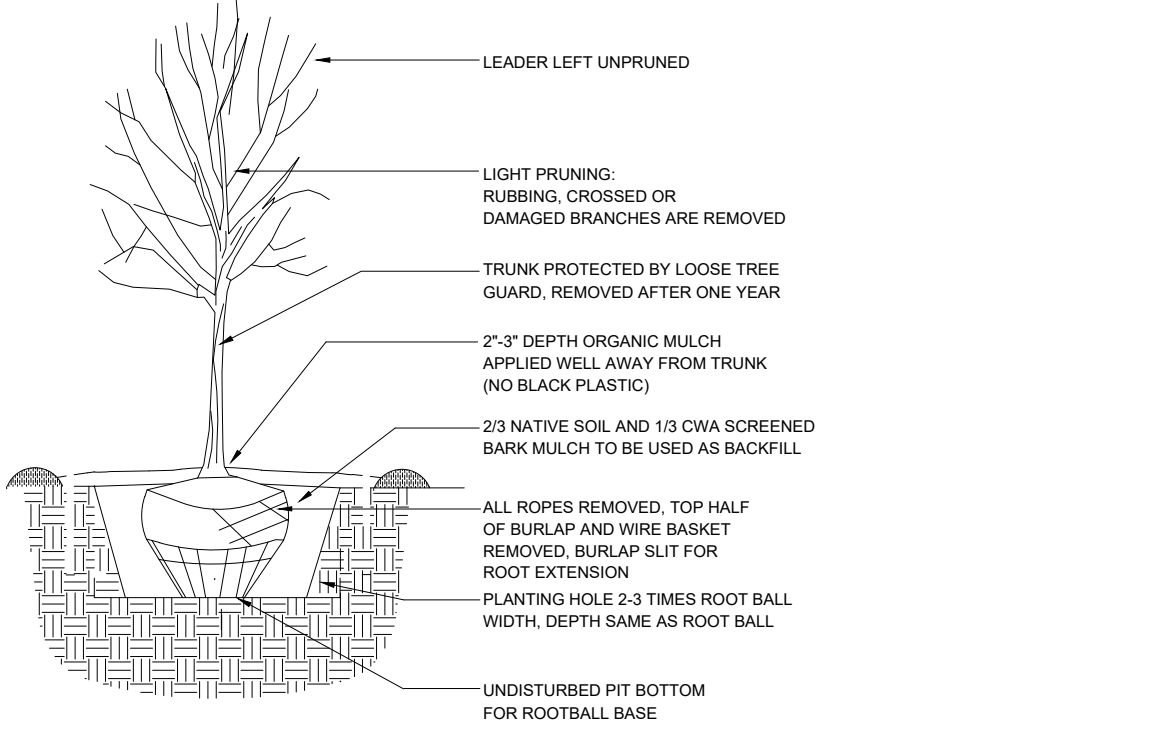
TREES	QTY	BOTANICAL / COMMON NAME	SIZE			
	3	EXISTING TREE		VARIES		
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE			
	16	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B			
	24	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B			
	14	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" B&B			
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE			
	21	PINUS NIGRA / AUSTRIAN BLACK PINE	6'-8' B&B			
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.	
	28	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	LOW+	20	
	25	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	30	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.	
	118	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	10	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.	
	32	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	LOW+	15	
	58	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+	30	
	19	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	LOW+	15	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	REBATE ALLOW.	
	42	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	MEDIUM	20	
SOD/SEED	QTY	BOTANICAL / COMMON NAME	TYPE			
	58,856 SF	NATIVE GRASS SEED MIX -NATIVE WONDER / 4LBS/1000SF SEED IRRIGATED WITH ROTORS AT APPROX. 75% COVERAGE SEEDING TO BE PERFORMED BETWEEN JUNE 1st AND SEPTEMBER 15th	AREA			
	4,786 SF	SOD- PARK BLEND / IRRIGATED- 1804 POP UP PRS SPRAY	AREA			

REFERENCE NOTES SCHEDULE BASE 20.07.23

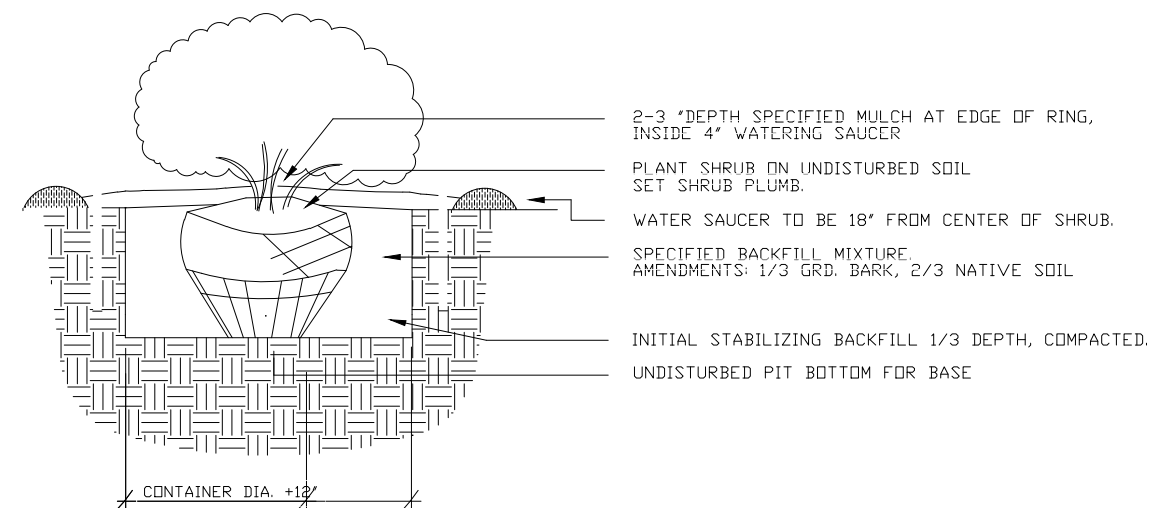
SYMBOL	DESCRIPTION	QTY
	Medium Boulder	32

SYMBOL	DESCRIPTION	QTY
	3/4" Grey Crushed Gravel 2" Depth over Filter Fabric	17,486 sf

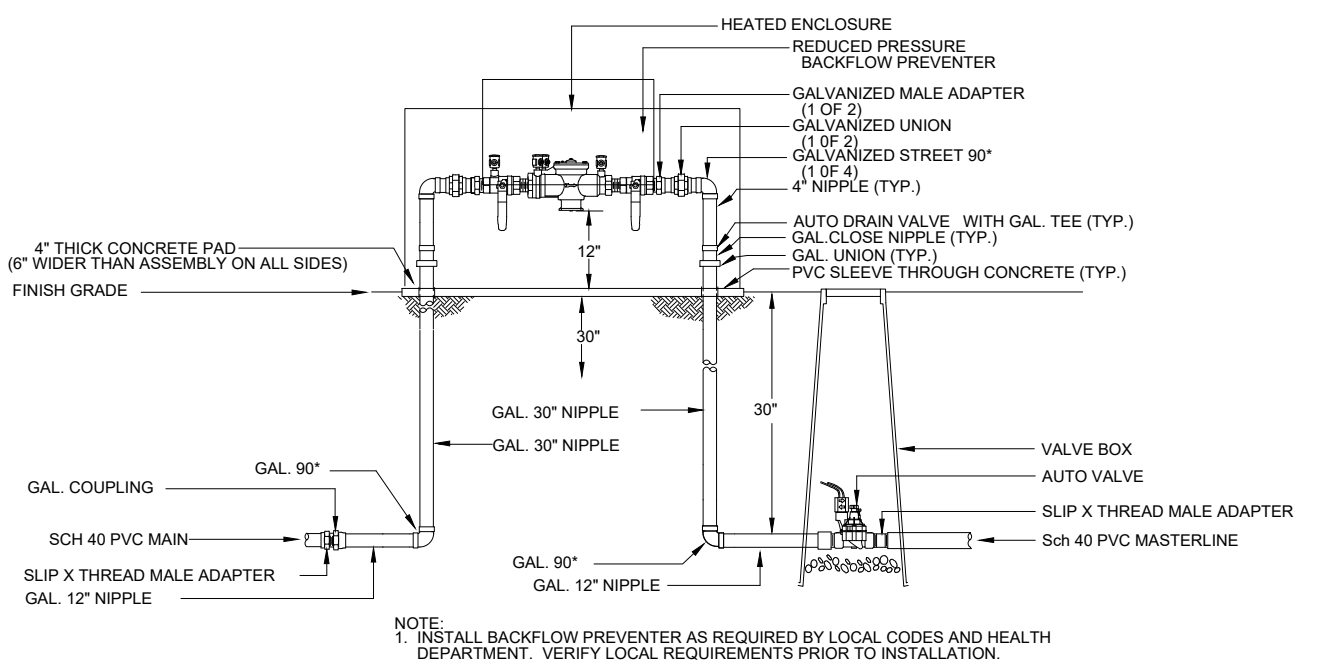
SYMBOL	PAVING DESCRIPTION	QTY
	Belgard Hardscapes Turfstone Modified Running Bond	7,022 sf



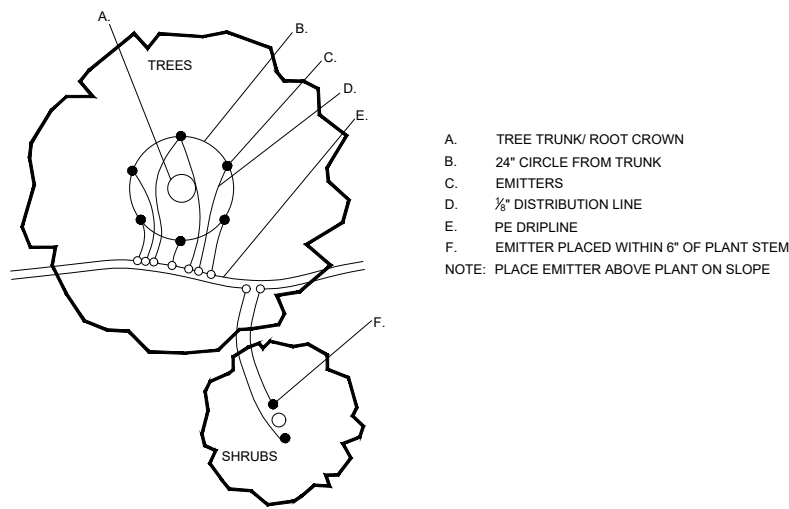
1 TREE PLANTING DETAIL N.T.S.



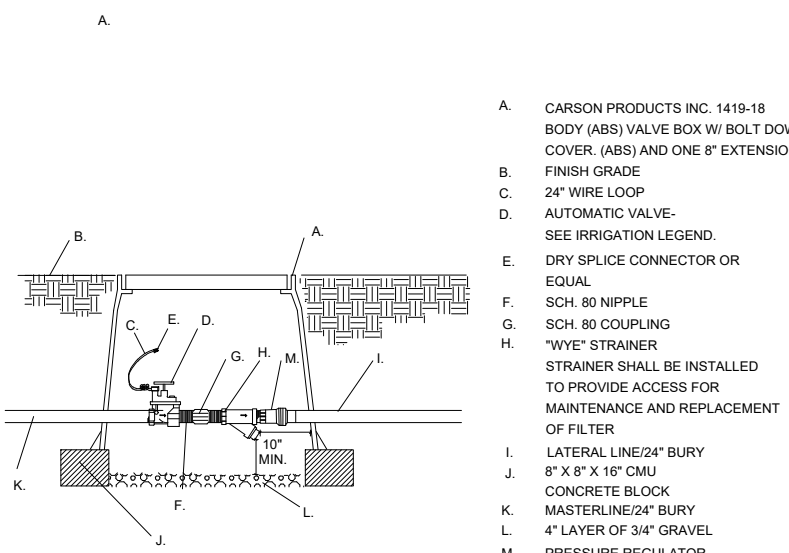
2 SHRUB PLANTING DETAIL N.T.S.



1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



2 EMITTER PLACEMENT DETAIL N.T.S.



3 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.

SITE DATA

GROSS LOT AREA (4.03 ACRES)	149,871 SF
LESS BUILDING(S)	40,920 SF
NET LOT AREA	108,951 SF

REQUIRED LANDSCAPE	
15% OF NET LOT AREA	16,342 SF
PROPOSED LANDSCAPE	81,128 SF
PROPOSED OFFSITE LANDSCAPE	0 SF
TOTAL PROPOSED LANDSCAPE	81,128 SF
PERCENT OF NET LOT AREA	72 %

REQUIRED STREET TREES	14
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES	5
PROVIDED AT 1 PER 10 SPACES (45 SPACES/10)	5
REQUIRED DWELLING UNIT TREE	30
PROVIDED AT 1 PER DWELLING UNIT(30 UNITS)	66
TOTAL REQUIRED TREES:	49
TOTAL PROVIDED TREES**:	68
(does not include 10 existing trees to remain)	

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL (16,342 SF PROPOSED LANDSCAPE X 75%)	12,256 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	8,156 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	65%
PARKING LOT COVERAGE (10% OF 8,605SF)	861 SF
PARKING LOT COVERAGE PROVIDED	3,161SF/36%
PROVIDED NATIVE SEED GROUNDCOVER	58,856 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	351%
TOTAL PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	416%

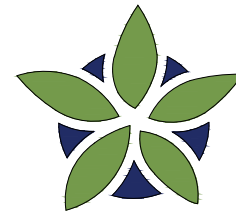
IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

LEGAL DESCRIPTION:
LOT 27A2 SUBDIVISION- TAYLOR RANCH. IDO-ZONE MX-L
GENERAL NOTES:
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

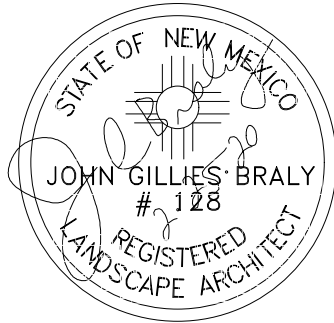
PLANTINGS NOTES:
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
2. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC.
4. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
5. ORGANIC MULCH, SUCH AS WOOD CHIPS OR PECAN SHELLS, IS REQUIRED AS GROUND COVER OVER THE PORTION OF ANY LANDSCAPED AREAS SURROUNDING THE VEGETATION ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRILLPLINE, IN EACH REQUIRED LANDSCAPE AREA.
6. ALL NATIVE SEED AREA SOILS ARE TO BE AMENDED WITH COMPOST MULCH BEFORE SEEDING.
7. BROWN STEEL EDGING IS TO BE PLACED BETWEEN ALL AREAS OF GRAVEL AND NATIVE SEEDING. BETWEEN AREAS OF GRAVEL AND SOD, OPTIONAL 6" MOW CURB OR GREEN STEEL EDGING IS TO BE PLACED.

IRRIGATION NOTES:
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
5. ALL NATIVE SEED TO BE SPRAY IRRIGATED.
6. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



YELLOWSTONE
LANDSCAPE

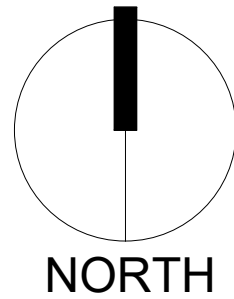
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



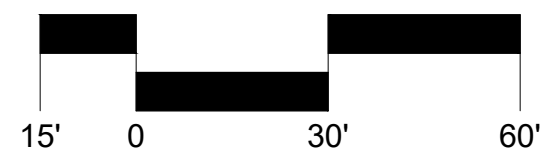
Date: 2/25/2020
Revisions:
▲ 2.26.20
▲ 2.27.20
▲ 7.23.20
▲ 08.19.20
▲ 09.14.20
▲ 09.17.20
Drawn by: VBlount
Reviewed by: JB

Saranam Site
Landscape

Montano Rd & Taylor Ranch Rd NW
Albuquerque, New Mexico



Scale: 1" = 30'



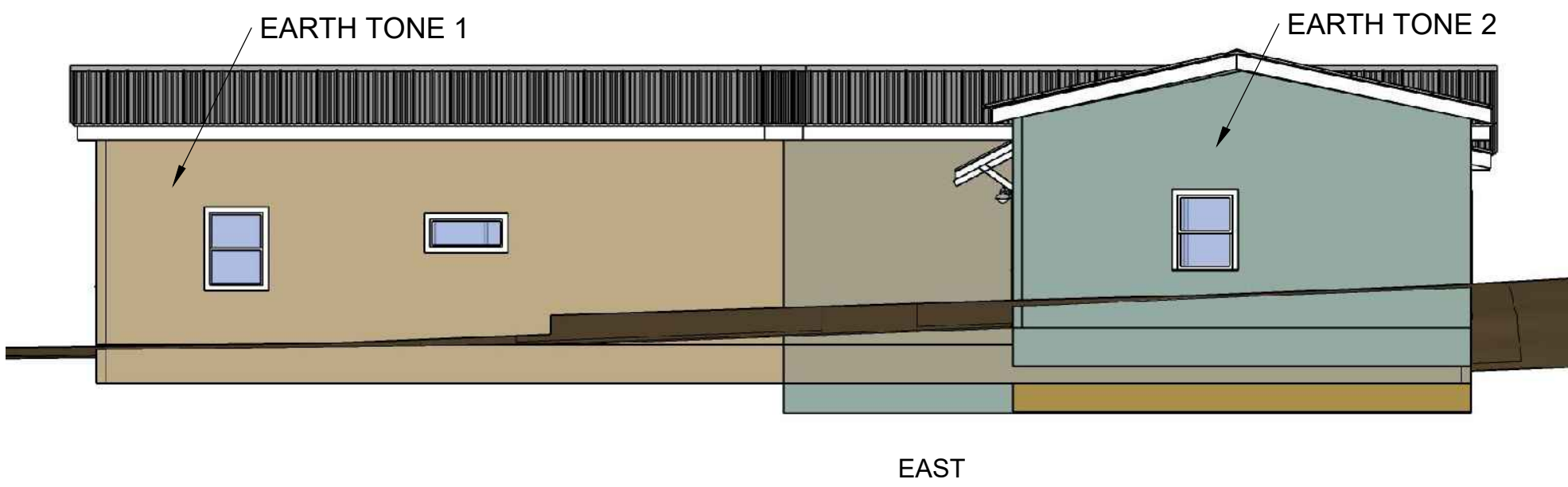
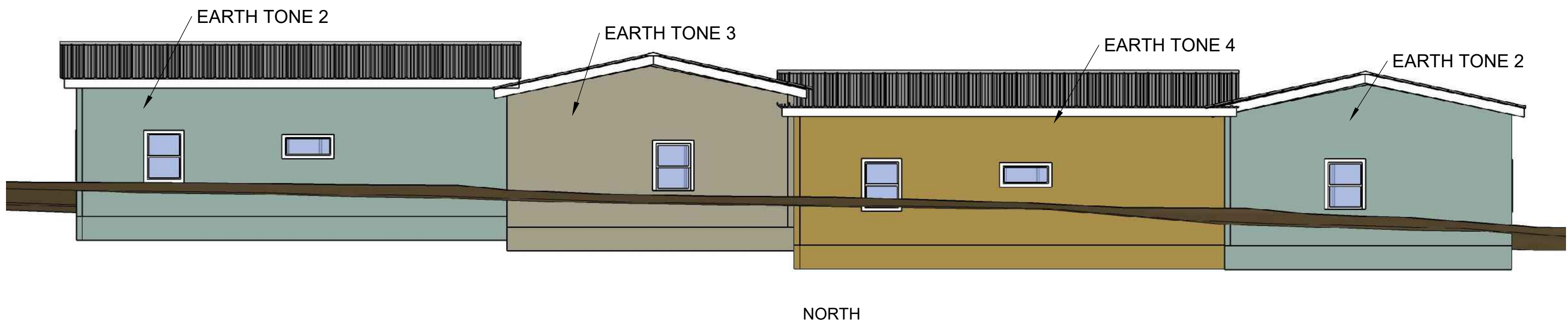
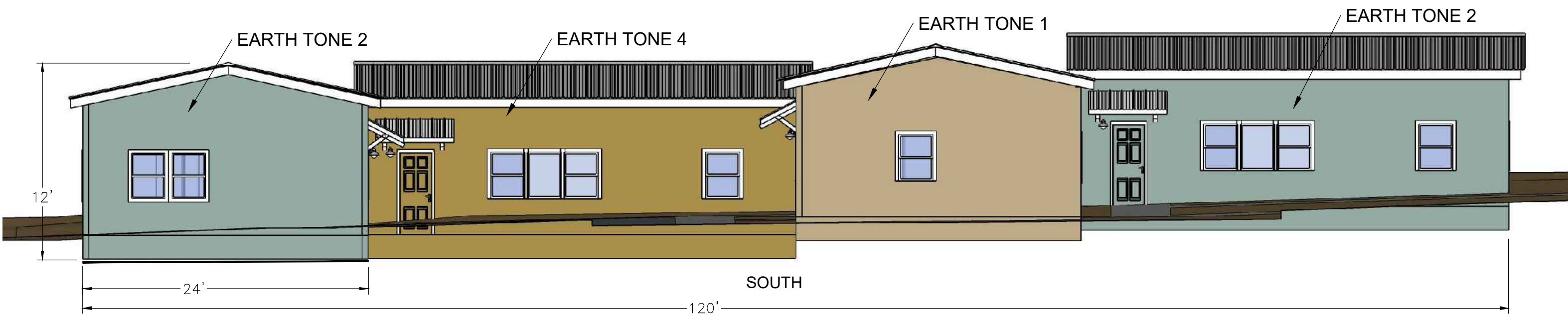
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Landscape
Plan

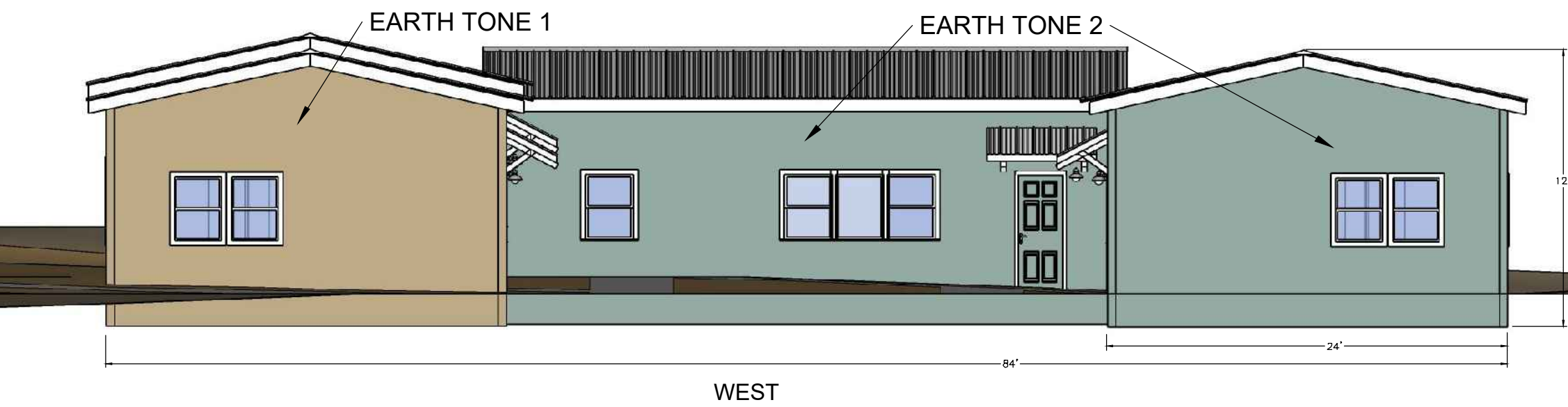
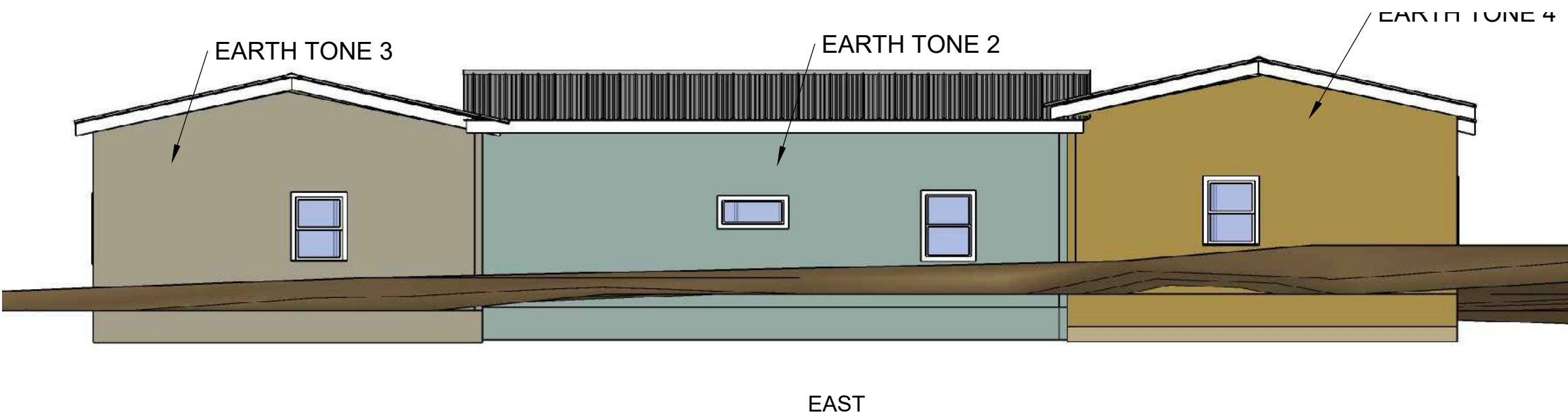
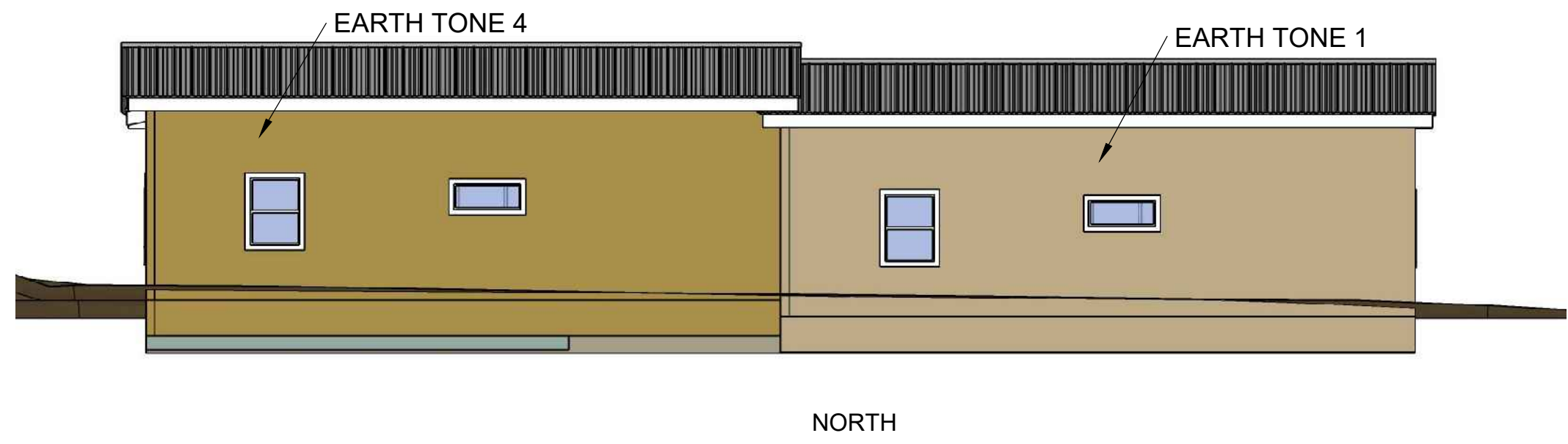
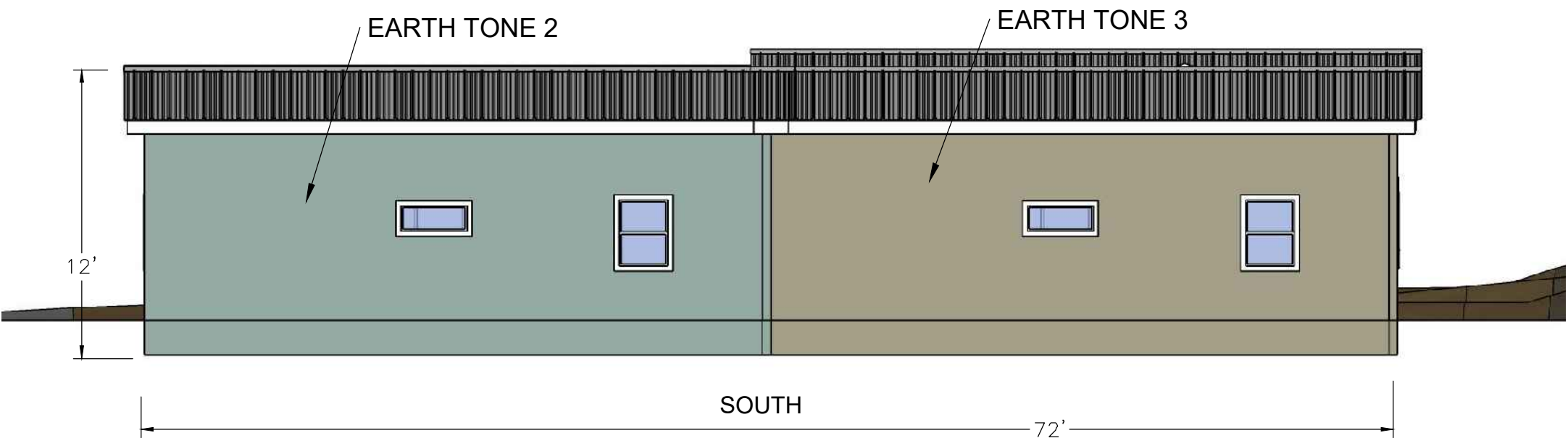
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LP-02

UNIT NO. 6 - TYPICAL



UNIT NO. 9 - TYPICAL



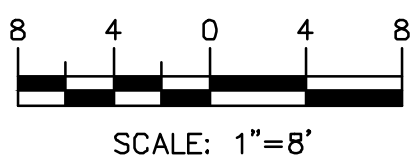
BUILDING NOTES



ALL BUILDINGS TO BE STUCCO FINISH
ALL BUILDING ROOFS ARE TO BE METAL CORRUGATED COLOR BEIGE
BUILDING FRAME TO BE STEEL OR WOOD
WINDOW TRIM TO BE PAINTED WHITE AND WOOD OR SIMILAR MATERIAL

BUILDING COLORS

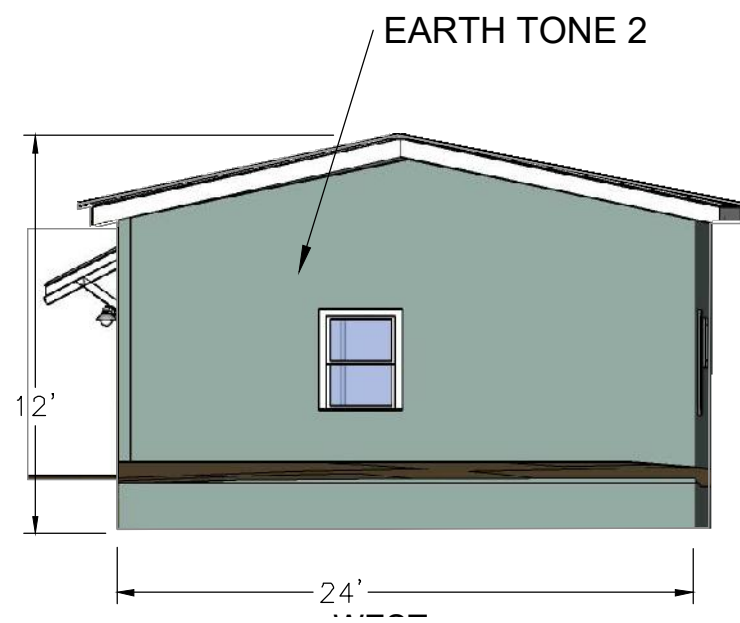
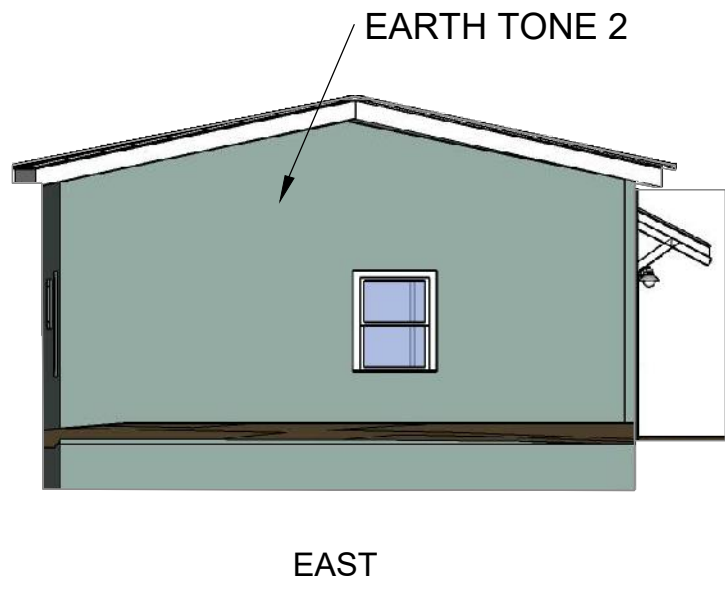
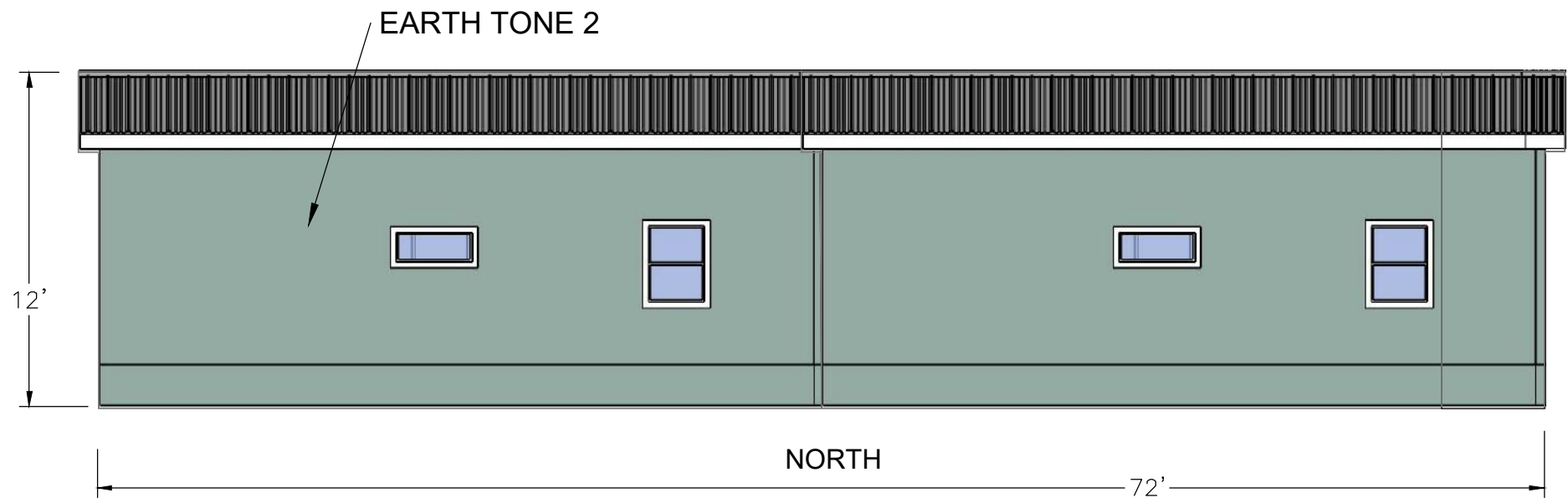
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EARTH TONE NO. 2 - SW 6201 THUNDEROUS
EARTH TONE NO. 3 - SW 9124 VERDE MARRON
EARTH TONE NO. 4 - SW 9100 UMBER RUST

GRAPHIC SCALE

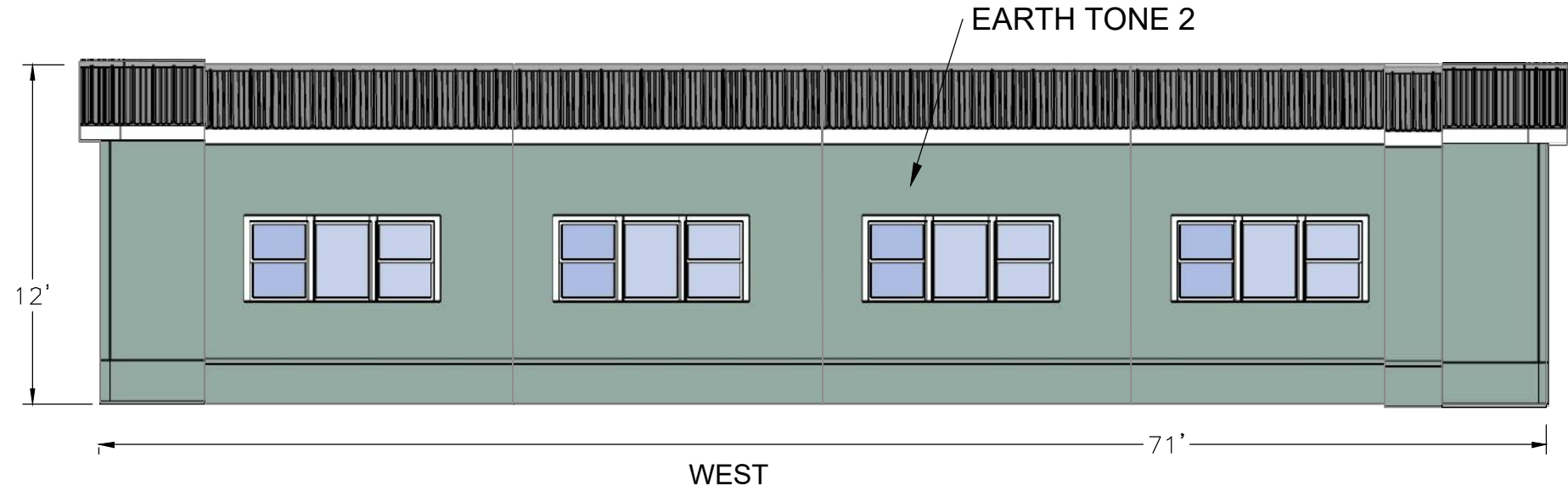
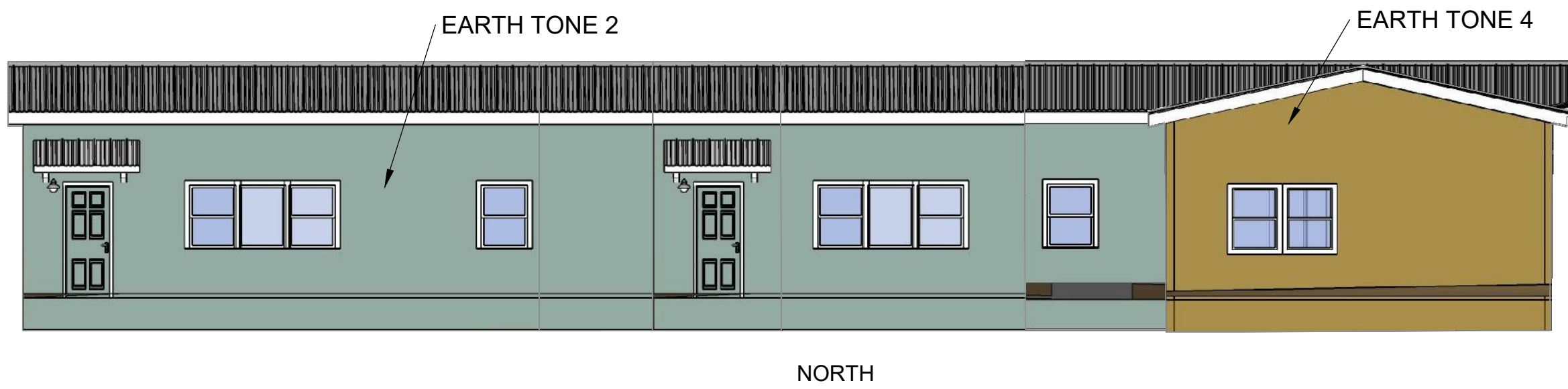
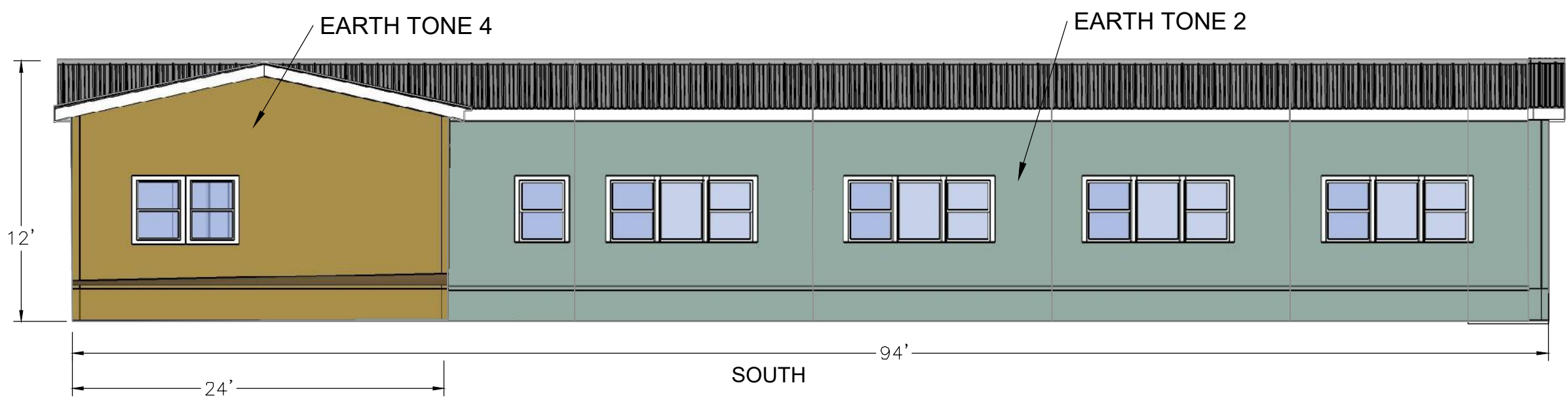


ISSUED FOR DRB ONLY		
	ENGINEER'S SEAL	DRAWN BY BF
	SARANAM AT 4701 MONTANO RD NW	DATE 7/28/2020
	BUILDING ELEVATIONS	2019080_ELE
	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # B2
		JOB # 2019080

ACCESSORY BUILDING 1



ACCESSORY BUILDING 2



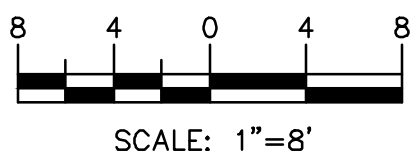
BUILDING NOTES

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- ALL BUILDING ROOFS ARE TO BE METAL CORRUGATED COLOR BEIGE
- BUILDING FRAME TO BE STEEL OR WOOD
- WINDOW TRIM TO BE PAINTED WHITE AND WOOD OR SIMILAR MATERIAL


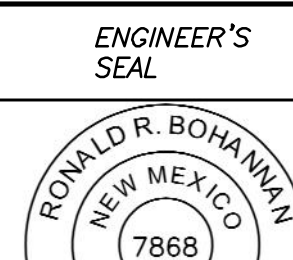

BUILDING COLORS

- EARTH TONE NO. 1 - SW 7731 SAN ANTONIO SAGE
- EARTH TONE NO. 2 - SW 6201 THUNDEROUS
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- EARTH TONE NO. 4 - SW 9100 UMBER RUST

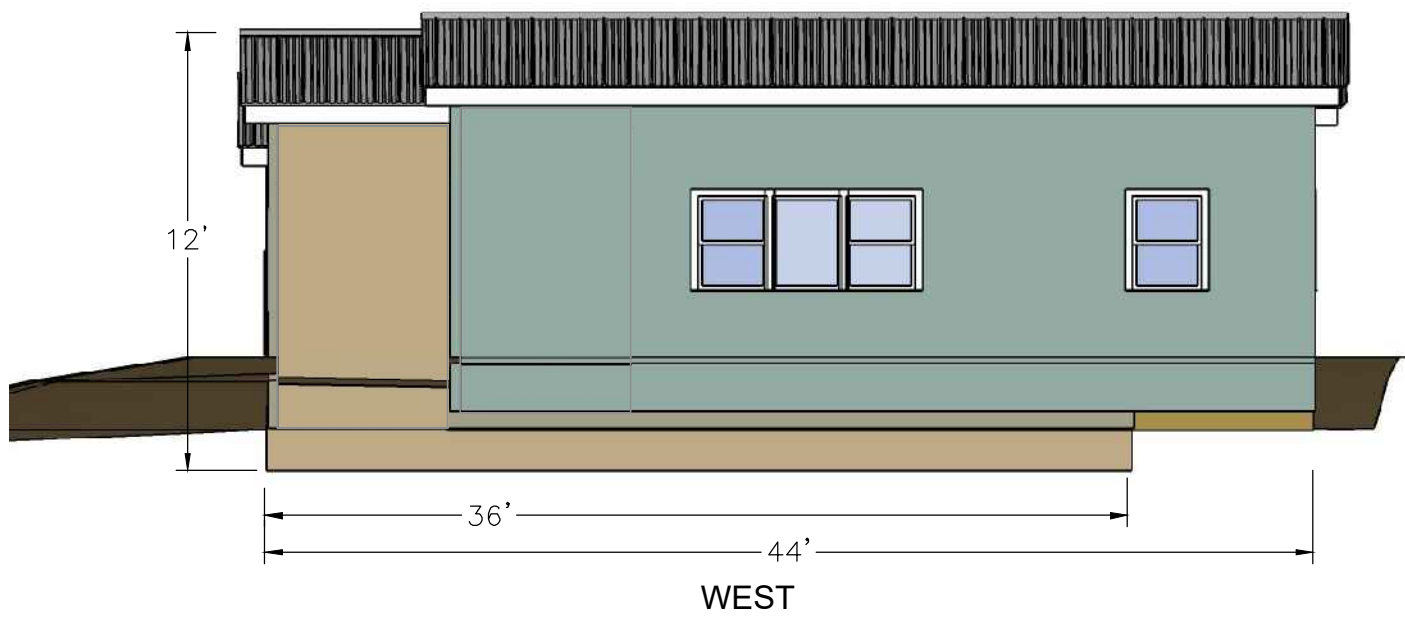
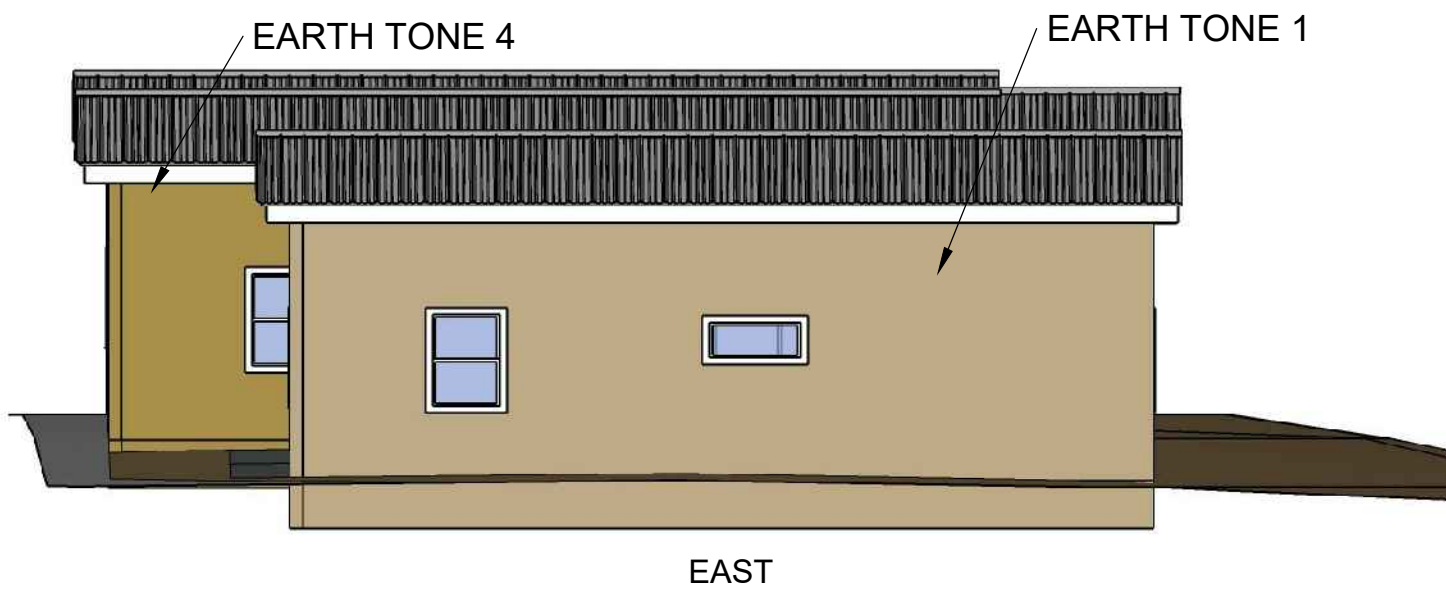
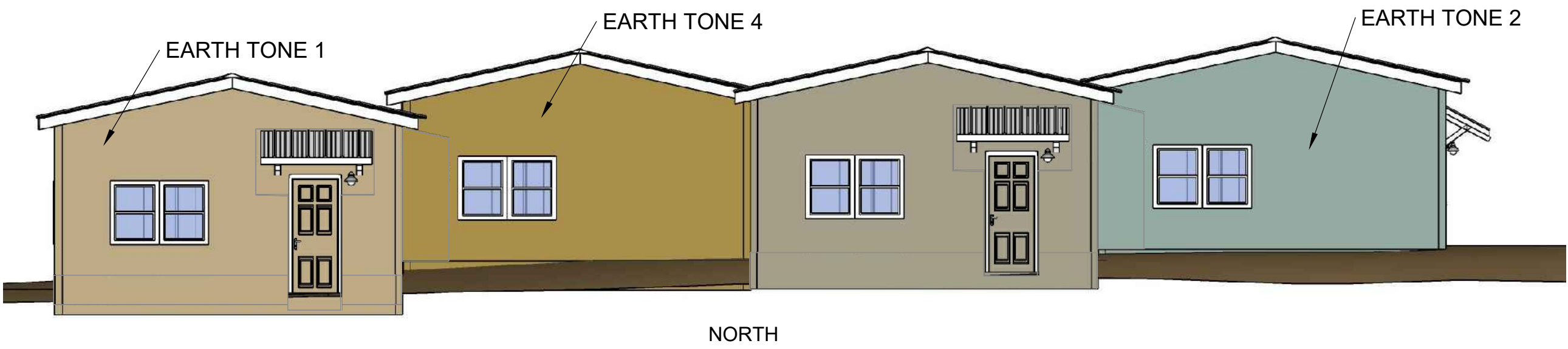
GRAPHIC SCALE



ISSUED FOR DRB ONLY

	ENGINEER'S SEAL	SARANAM AT	DRAWN BY
	 <i>Ronald R. Bohannon</i> 7/28/2020	4701 MONTANO RD NW	BF
		BUILDING ELEVATIONS	DATE
			2019080_ELE
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET #	
		B3	
		JOB #	
		2019080	
RONALD R. BOHANNAN P.E. #7868			

ACCESSORY BUILDING 3



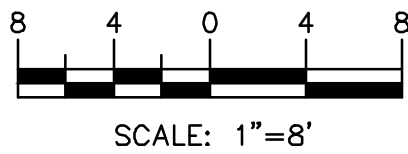
BUILDING NOTES



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BUILDING COLORS

EARTH TONE NO. 1 - SW 7731 SAN ANTONIO SAGE
EARTH TONE NO. 2 - SW 6201 THUNDEROUS
EARTH TONE NO. 3 - SW 9124 VERDE MARRON
EARTH TONE NO. 4 - SW 9100 UMBER RUST

GRAPHIC SCALE



ISSUED FOR DRB ONLY		
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