



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.					
Administrative Decisions	☐ Historic Certificate of Ap (Form L)	propriateness – Major	☐ Wireless Telecommunications Facility Waiver (Form W2)		
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standard	ds and Guidelines (Form L)	Policy Decisions		
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Pla	an <i>(Form P1)</i>	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)		
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC includin (Form P1)	g any Variances – EPC	☐ Adoption or Amendment of Historic Designation (Form L)		
☐ WTF Approval <i>(Form W1)</i>	☐ Site Plan – DRB (Form F	P2)	☐ Amendment of IDO Text (Form Z)		
Minor Amendment to Site Plan (Form P3)	☐ Subdivision of Land – M	inor (Form S2)	☐ Annexation of Land (Form Z)		
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Ma	ajor <i>(Form S1)</i>	☐ Amendment to Zoning Map – EPC (Form Z)		
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement or	r Right-of-way <i>(Form V)</i>	☐ Amendment to Zoning Map – Council (Form Z)		
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form \	/)	Appeals		
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form Z	(HE)	☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)		
APPLICATION INFORMATION					
Applicant: Carlisle Associates LP			Phone: 516-281-1550		
Address: 33 South Service Road			Email: drosen@rosenmgnt.com		
City: Jericho		State: NY	Zip: 11753		
Professional/Agent (if any): Modulus Architects	, Inc.		Phone: (505) 338-1499		
Address: 100 Sun Ave NE. Suite 600 Albuqu	erque, NM 87109	,	Email: rokoye@modulusarchitects.com		
City: Albuquerque State:NM			Zip: 87109		
Proprietary Interest in Site: Agent List <u>all</u> owners: Carlisle Associates LP					
BRIEF DESCRIPTION OF REQUEST					
Amend an approved DRB Site Plan for I	Building Permit to mod	ify the site layout, build	ding elevations and the landscaping plan.		
SITE INFORMATION (Accuracy of the existing le	egal description is crucial!	Attach a separate sheet if	necessary.)		
Lot or Tract No.: A1 and B1		Block:	Unit:		
Subdivision/Addition: CARLISLE & INDIAN S		MRGCD Map No.:	UPC Code!01705904304930123, 101705901806530139		
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX	X-M	Proposed Zoning: N/A		
# of Existing Lots: 2	# of Proposed Lots: 2		Total Area of Site (acres): +/- 10.2 acres		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 2100 Carlisle BLVD NE	Between: Carlisle BLVD		and: Indian School RD NE		
CASE HISTORY (List any current or prior project		may be relevant to your re	quest.)		
PR-2019-002677, SI-2019-00252, SI-2021-0	01012				
Signature: Royan Kaya			Date: 1/9/2023		
Printed Name: Regina Okoye □ Applicant or X Agent					
FOR OFFICIAL USE ONLY					
Case Numbers		Action	Fees		
-					
-					
-					
Meeting/Hearing Date:		T	Fee Total:		
Staff Signature:		Date:	Project #		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

D.

		· PDF file of the complete application including all plans and documents being submitted must be emailed to <u>PLNDRS@cabg.gov</u> making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a C
X	<u>INF</u>	FORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled
	AR —	CHEOLOGICAL CERTIFICATE Archaeological Compliance Documentation Form with property information section completed Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
X	$\frac{X}{X} \\ \frac{X}{X} \\ \frac{X}{X}$	Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
		Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body fo the request.
	MIN —— ——	Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a) Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Development Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
	1	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body fo the request.

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ALTERNATIVE SIGNAGE PLAN
Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
Required notices with content per IDO Section 14-16-6-4(K)(6)
Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood
Association representatives
Sign Posting Agreement

I, the applicant or agent, acknowledge that if scheduled for a public meeting or hearing, if req		d with this application, the application will not be implete.
Signature: Royan Kayan		Date: 1/9/2023
Printed Name: Régina Okoye		☐ Applicant or XAgent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	11111111111
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	-	(1706)
Staff Signature:		NET STATE
Date:		THE PARTY OF THE P

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Mr. Russel Brito, Planning Manager

Re: Agent Authorization Notice - Zone Map Amendment Request

Commissioners,

Carlisle Associates LP hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Zone Map Amendment for the property located 2100 Carlisle Blvd NE - Albuquerque, New Mexico, 87110 and legally described as: TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING APART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15 NETHERWOODPARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890 AC.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or Carlisle Associates LP. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC approval.

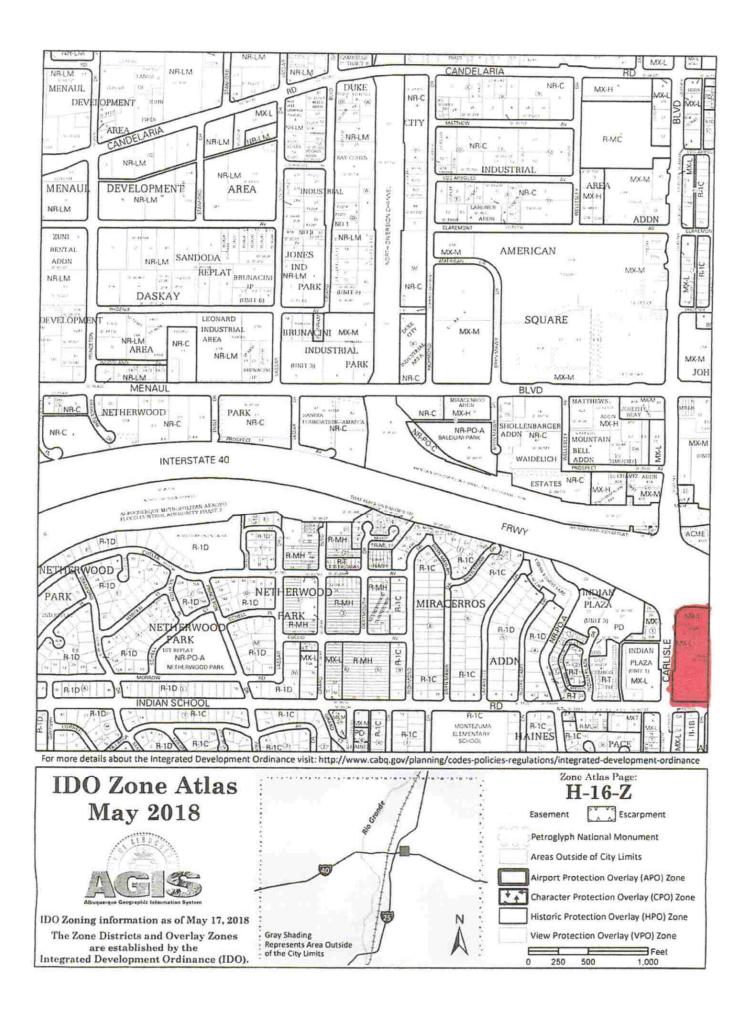
Sincerely,

David S. Rosen Vice President

Carlisle Associates LP 33 South Service Road Jericho, NY 11753 516-281-1550 Direct

516-281-1551 Fax

drosen@rosenmgmt.com





Updated: January 20, 2023

James Aranda
Current Planning Department Director
City of Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM 87102

RE: PROJECT – 2100 CARLISLE BLVD NE CORNOR OF CARLISLE BLVD & INDIAN SCHOOL RD NE (FORMER KMART SITE) – ALBUQUERQUE, NM. 87110

ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT

Dear Mr. Aranda,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Carlisle Associates LP., hereafter referred to as the "Property Owner". We, "Agent" is requesting approval for this submittal to amend the approved Site Plan for Building Permit to modify the site layout, building elevations and the landscaping plan. The site is located 2100 Carlisle Blvd NE. The parcel (the "subject site") is 10.2 acres in size, zoned MX-M and is located on the northwest corner of Carlisle Blvd NE and Indian School RD NE.

At this time, we are requesting an Administrative Amendment to the approved Site Plan for Building Permit that was approved through the Development Review Board (Project Number: 2019-002677, Application Number: SI-2019-00252) in June 2021. On August of 2021 there was an AA approved (PR-2019-002677/SI-2021-01012).

The proposed changes to the site have been outlined below. All changes meet the IDO and the DPM standards. This minor amendment request falls within the thresholds established in IDO Table 6-4-5.

Our submittal includes the controlling plans, the amended Site Plan for Building Permit, the amended Elevations, and the amended Landscaping Plan. The minor changes are listed below. Changes to the overall Site Development Plan package are identified in the AA drawings via bubbled areas (delta 4).

Amendment Scope

Site Development Plan:



- 1. The north facade currently has parking and landscaping abutting it. We are proposing to remove the parking spaces and landscaping area and replace it with an outdoor patio (3,888 sf). The ramp type has been modified in this area.
- 2. I loading dock will be added the east side of the proposed retail pad.
- 3. Additional doors/access indications were added to the west façade of the proposed retail pad.
- 4. The layout for P1 has been modified but still has the same square footage. There are site modifications that have been made to include:
 - a. An additional parking space has been added in front of the building.
 - b. 1 trash enclosures have been added. The existing trash location was modified. The parking configuration by the trash location has been slightly modified.
 - c. An outdoor patio has been added.
 - d. A pylon sign has been identified.
- 5. The Parking Calculations table has been updated. We have not created a deficiency in the parking requirements and is below the 10% threshold for an AA.
 - a. The original approval contained 468 spaces provided. With this new amendment 481 spaces are being provided.

Elevation Plan:

- 1. The elevations have been modified to accommodate the American Home Furniture user. The north, east and west façades have been modified for the 62,909 sf pad site only.
- 2. All material and colors are called out on the new elevation plan.
- 3. The sign area has been shown to include a sign data table.
- 4. Façade Requirements 14-16-5-11(E)
 - a. According to the IDO each street facing façade within 30 ft. of a property line (the measurement shall be made to the closest perpendicular plane of a primary building façade) has to follow 14-16-5-11(E). All the street facing facade exceed 30ft from the property line as a result 14-16-5-11(E) is not applicable.

Landscaping Plan:

1. A Landscaping Plan has been modified to accommodate the changes to the Site Plan. All changes meet the IDO and the DPM standards. We have not created a deficiency in the landscaping requirements and that is demonstrated on the Landscaping Plan.

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.



Applicant Response:

The user was not known at the time of original approval. The building was existing and the pad sites were added for future users. The user of the large 62,909 is now determined and will be an American Home Furniture.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

Applicant Response:

The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments). Please see section "Amendment Scope" section above.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

Applicant Response:

This is not applicable as it is a commercial development.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

Applicant Response:

This is not applicable as we are not changing any setbacks in relations to residential uses.

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

Applicant Response:

This is not applicable as it is a commercial development.

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.



Applicant Response:

The amendment modifies the approved elevations in order to accommodate the new user. The original elevations were generic and amended plans will be improving the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties. It will be in line with the abutting Whole Foods concept.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

Applicant Response:

The landscaping meets and exceeds all the landscaping requirements per the IDO. The landscaping is covering 17% of lot area as opposed to the required 15%. This site does not abut a residential use.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Applicant Response:

This amendment does not increase traffic as all the pad sites, the exiting building and uses were approved. This amendment is accommodating the user that has been determined.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Applicant Response:

The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. This request is accommodating a known user and is changing the configuration of the existing pad site that was previously approved.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.



Applicant Response:

This amendment does not change specific conditions of approval. There were no conditions of approval that affected the site plan or layout. Please see NOD attached to the application.

11. The amendment does not affect a property in an Overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Applicant Response:

This site is not within an overlay zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Applicant Response:

All uses are permissive per the IDO and the site plan approval.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Applicant Response:

Not applicable. There are no nonconformities on this site.

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: rokoye@modulusarchitects.com

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686

ADMINISTRATIVE AMENDMENT

FILE #: SI-2021-01012 PROJECT #: PR-2019-002677

Removal of existing building pad in SE portion of site; Modification of SE corner of

parking lot into a traffic circle; Removal of (3) of (4) existing docking areas;

Modification to existing Burger King restaurant site configuration and access;

Modification of existing landscape plan to accommodate site amendments.

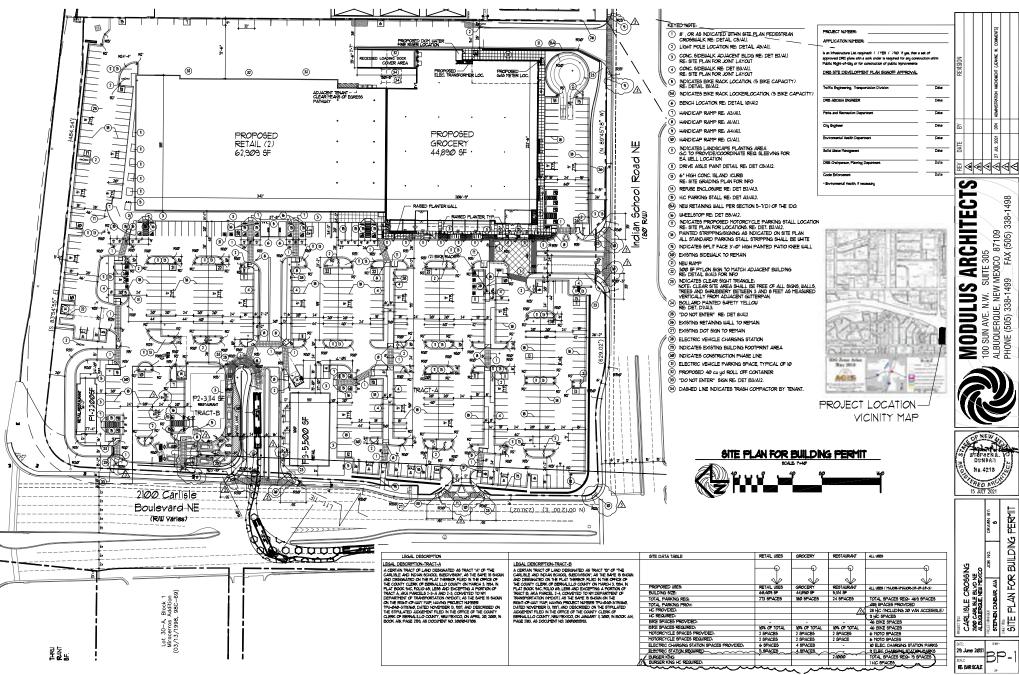
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Digitally signed by James M. Aranda DN: cn=James M. Aranda, o=City of Albuquerque, ou=Planning Department, email=jmaranda@cabq.gov, c=US Date: 2021.08.09 11:12:56 -06'00'

8/9/2021

APPROVED BY

DATE

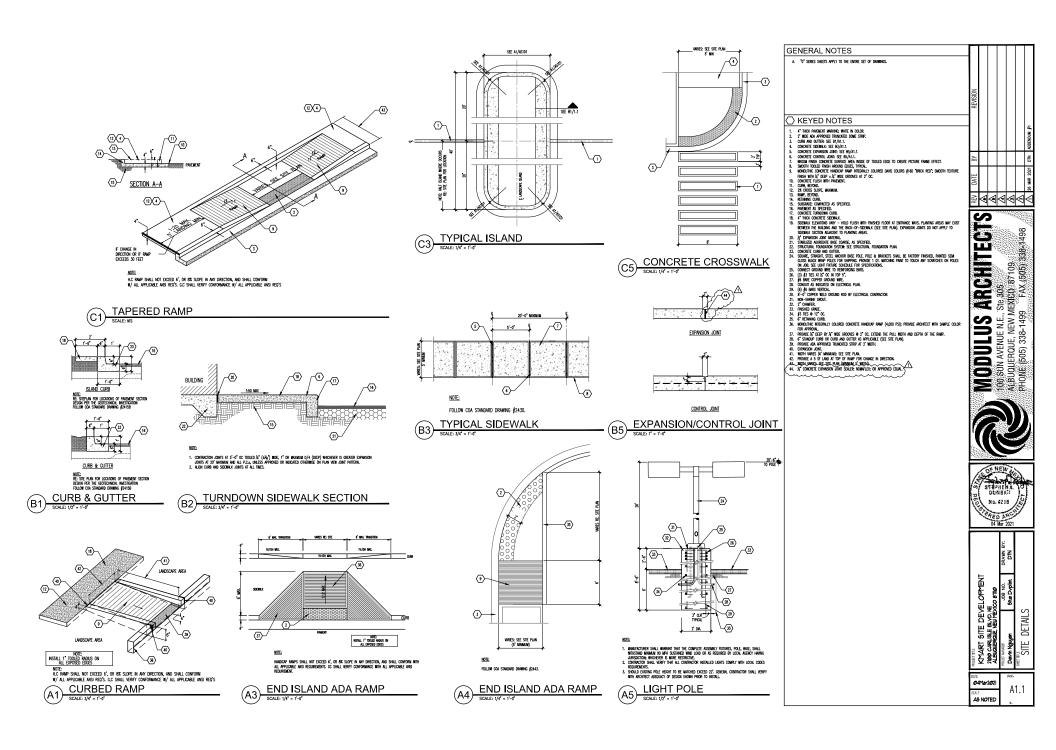


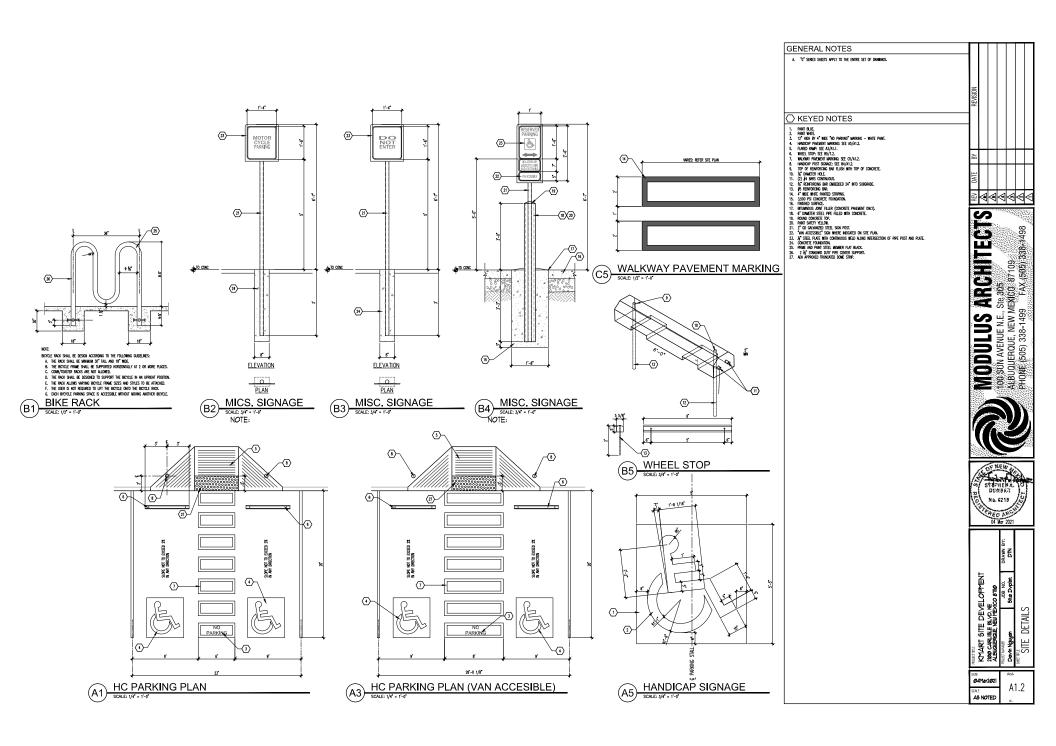


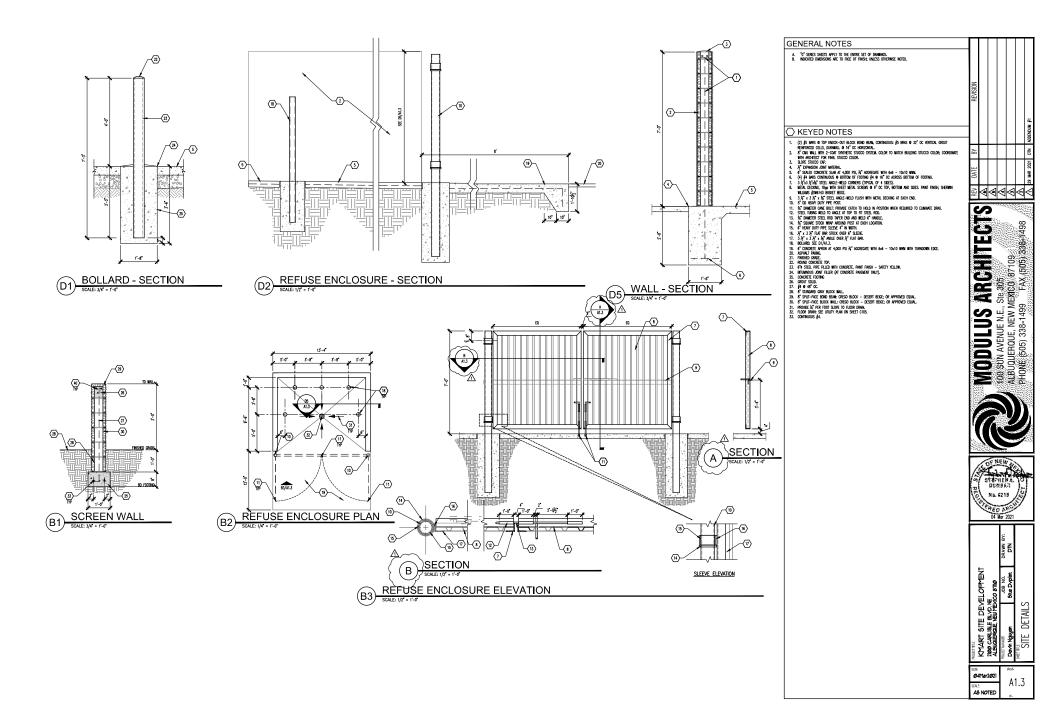
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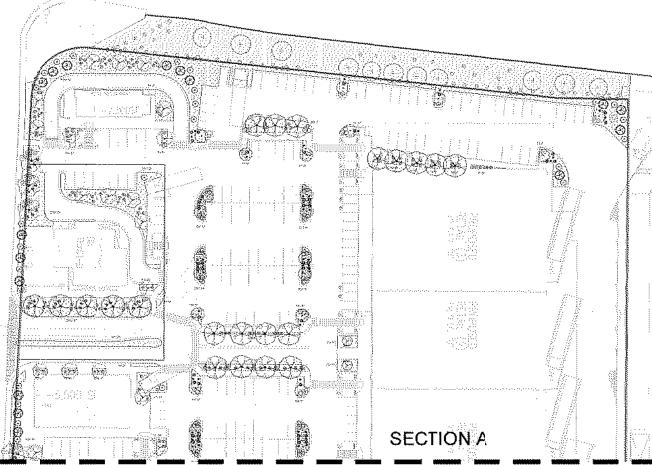
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SECTION B

SITE DATA

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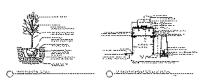




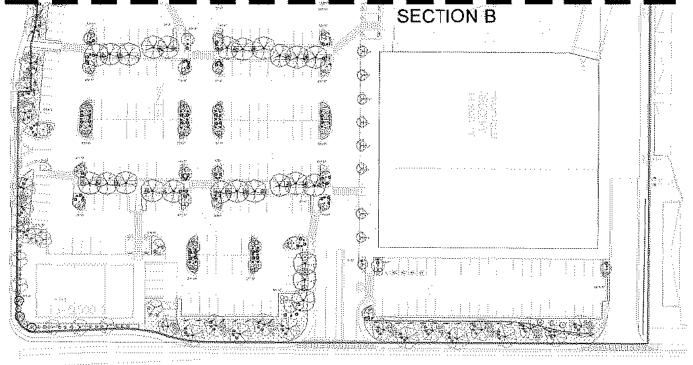
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Landscape Plan

Sheet Number:



SECTION A



SITE DATA

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Drawn by: V.Skxurt Reviewed by: TN

2100 Carlisle Blvd Albuquerque, New Mexico 00 Carlisle Redevelopment

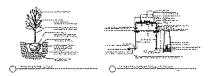




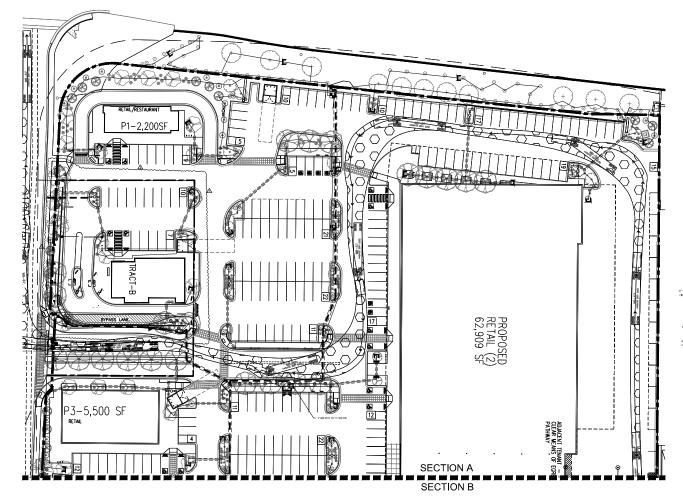
Sheet Title:

Landscape Plan

Sheet Number:

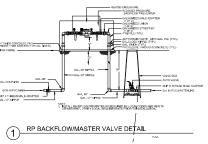


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IRRIGATION LEGEND

Symbol Item / Description Manufacturer / Model Rainbird ESP-LX Spears Ball Valve Febco 825 Y with Hot Box Rainbird PEB Reduced Pressure Backflow Heated Enclosure Master Valve M 1.51 Automatic Drip Valve with pressure regulating filter in valve box Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub Agrifim TAE 20 PVC Masterline Sch. 40 1.5" PVC Sleeve Drip Poly Latera Class 200 2" Min. PVC Sleeve PVC Masterline Class 200 4" Min.



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

IRRIGATION NOTES.

1. WATER MANAGEMENT AND THE MAINTENANCY OF THE IRRIGATION SYSTEM.

2. WATER MANAGEMENT AND THE MAINTENANCY OF THE IRRIGATION SYSTEM IS THE SOLD RESPONSIBILITY OF THE PROPERTY OWNER.

3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF MAINTENANCY OF THE POINT OF THE PROPERTY OF THE SHIP POINTS SPRANTE IRRIGATION ZONES SHALL BE DISINGED FOR THESE AND SHIPLING FOR THE PROPERTY OF THE PROPER

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YELLOWSTONE www.yellowstonelandscape.com

PO Box 10597 Albuquerque, NM 87184 505.898.9615 design@yellowstonelandscape.com



Date: 02/19/2021

03/04/2021 07/07/2021 🐧

Drawn by: LF

Reviewed by: CM

2100 Carlisle Site Redevelopment

2100 Carlisle Blvd Albuquerque, New Mexico



Scale: 1" = 30'

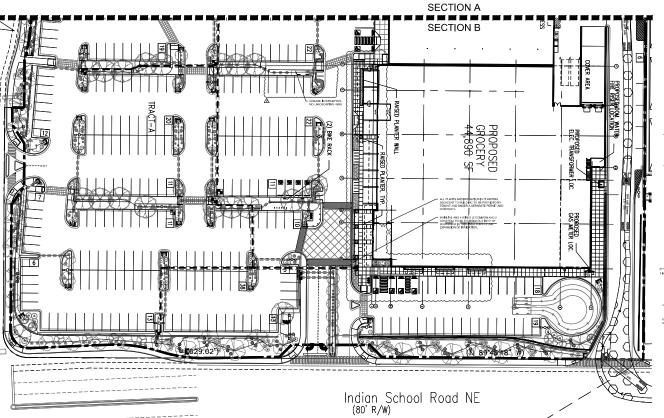


Sheet Title:

Irrigation Plan

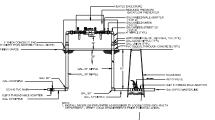
Sheet Number:

LI-01



IRRIGATION LEGEND

	Symbol	Item / Description	Manufacturer / Model	Size
		Controller -confirm location in field	Rainbird ESP-LX	13 Stations
	H	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1.5*
		Reduced Pressure Backflow Heated Enclosure Master Valve	Febco 825 Y with Hot Box Rainbird PEB	1.5° 1.5°
		Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12*	1"
E		Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub	Agrifim TAE 20	¾" 2 GPH
_		PVC Masterline	Sch. 40	1.5"
==	====	PVC Sleeve Drip Poly Lateral	Class 200	2" Min.
=:	====	PVC Sleeve PVC Masterline	Class 200	4" Min.



RP BACKFLOW/MASTER VALVE DETAIL

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

- IRRIGATION NOTE:

 1. ALL NEW PLANTINGS TO BE VAITEDED BY ALTED DBY RIBIGATION SYSTEM.

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 5. THE RIBIGATION SYSTEM SHALL BE CONNECTED TO GITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER DETERMINED WEREVELLE, AND A WATER DAY OF THE POINT OF CONNECTION SHALL CONSIST OF A WATER DETERMINED WEREVELLE, AND SHALL BE CONNECTED SHALL BE CONNECTED SHALL BE CASH THE AND THE ADD TWO 2 GON EMITTERS SEE FLACH SHALL BE AND SHALL BE CONNECTED SHALL BE DESIGNED FOR THESE AND SHALL BE CONSISTENCY LISTS AND SHALL BE CONSISTENCY LISTS AND SHALL BE CONSISTENCY AND SHALL BE CONSISTEN

- 5. INSTALL THRUST SLOCKS WHEREVER THE MANUAL BENDS IN NINETY DEGREE AND STALL THRUST SLOCKS WHEREVER THE MANUAL BENDS IN NINETY DEGREE AND STALL AND STALL AND SUPPLIES.

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YELLOWSTONE www.yellowstonelandscape.com

PO Box 10597 Albuquerque, NM 87184 5 0 5 .8 9 8 .9 6 1 5 design@yellowstonelandscape, com



Date: 02/19/2021

03/04/2021 05/20/2021 HA ___06/16/2021 HA 🛕 07/07/2021 HA

Drawn by: LF

Reviewed by: CM

2100 Carlisle Site Redevelopment

2100 Carlisle Blvd Albuquerque, New Mexico



Scale: 1" = 30'

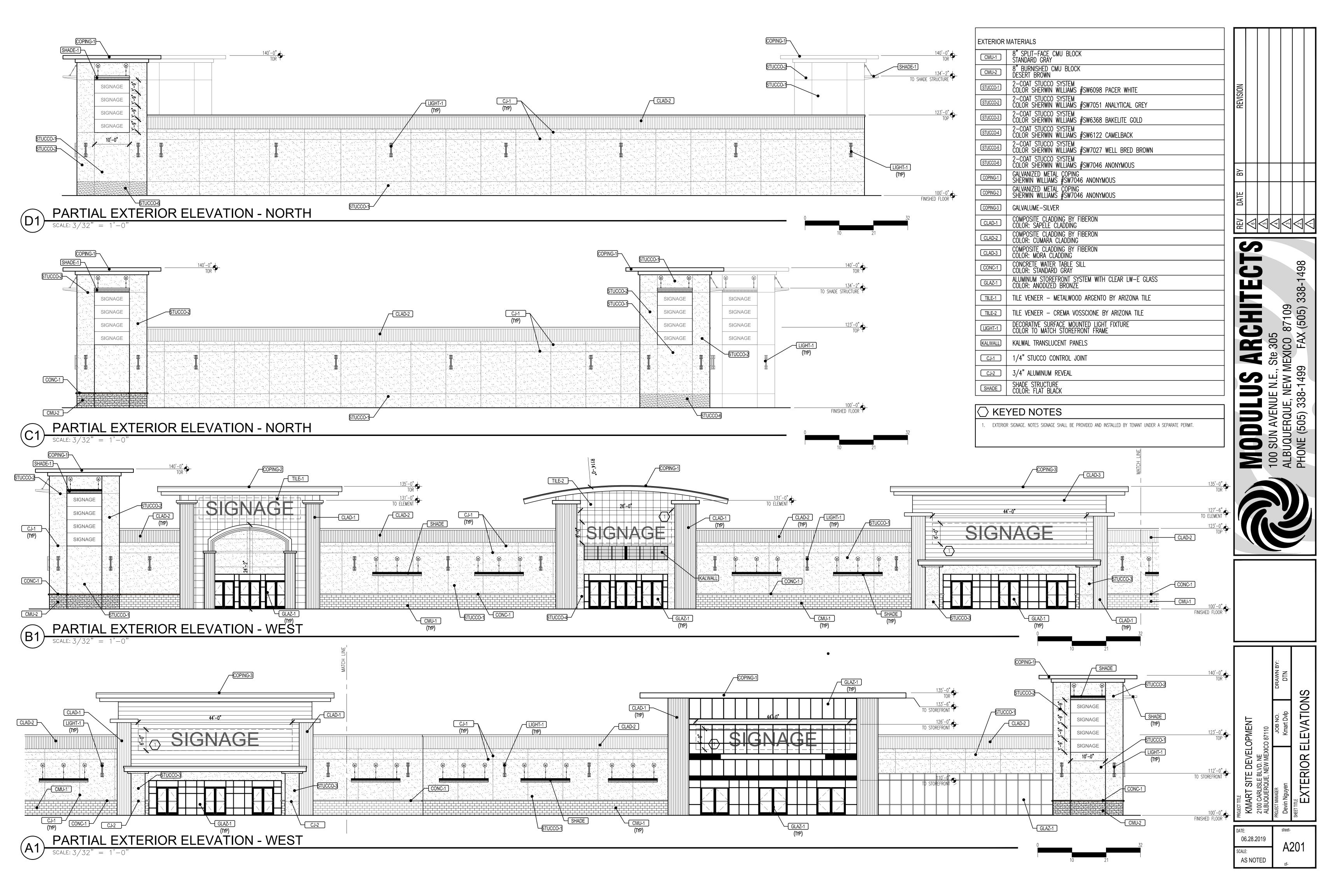


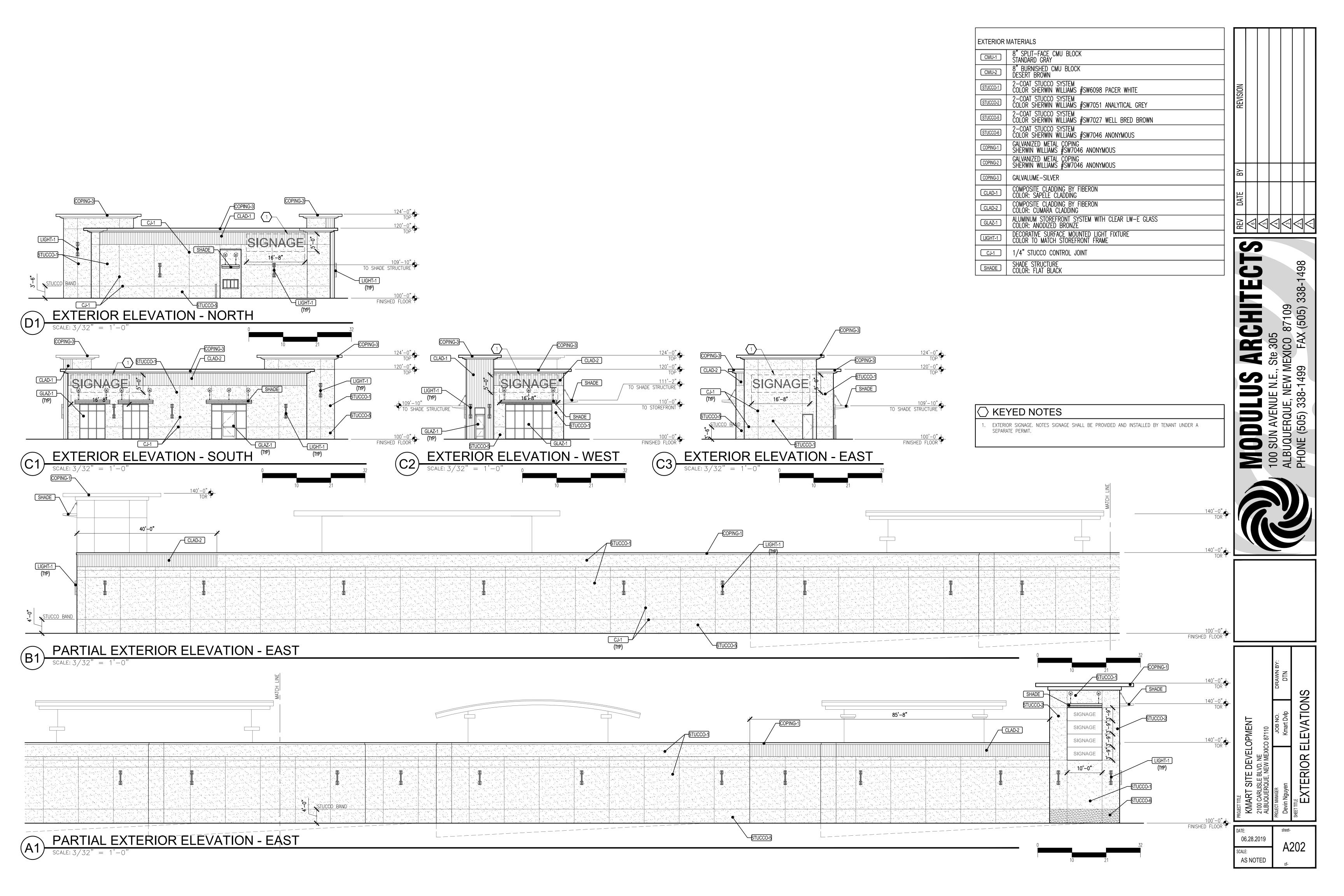
Sheet Title:

Irrigation Plan

Sheet Number:

LI-02





PLANNING DEPARTMENT DEVELOPMENT SERVICES DIVISION 600 2nd Street NW, Ground Floor, 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Carlisle Associates LP 33 South Service Road Jericho, NY 11753

Project# PR-2019-002677
Application#
SI-2019-00252 SITE PLAN DRB
SD-2020-00033 – VACATION OF PUBLIC
EASEMENT waterline
SD-2020-00034 - VACATION OF PUBLIC or
PRIVATE EASEMENT
SD-2020-00032 - PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE (H-16)

On February 5, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning to address issues stated in based on the following Findings:

SD-2020-00033 - VACATION OF PUBLIC EASEMENT waterline

- 1. This request vacates a 20-foot-wide public waterline easement. The easement will be relocated to accommodate the new development and will not be needed. No other properties are impacted by the vacation.
- 2. The proper notice was given as required by the IDO in Table 6-1-1.

SD-2020-00034 - VACATION OF PUBLIC EASEMENT

- 1. This request vacates portions a 20-foot-wide utility easement as shown in the exhibit on sheet 1 of 1. The easement will be relocated to accommodate the new development and will not be needed. No other properties are affected by the vacation.
- 2. The proper notice was given as required by the IDO in Table 6-1-1.

Official Notice of Decision

Project # PR-2018-002677 Application# SI-2019-00421, SD-2020-00033, SD-2020-00034, SD-2020-00032

Page 2 of 3

SD-2020-00032 - PRELIMINARY/FINAL PLAT

- 1. This Preliminary and Final plat dedicates 5,910 square feet of right-of-way at the northwest corner of Indian School Road and Carlisle Boulevard and dedicates 436 square feet of right-of-way along Carlisle Boulevard and incorporates the vacated rights-of-way
- 2. The proper notice was given as required by the IDO in Table 6-1-1.

Conditions:

1. Final Sign off is delegated to the ABCWUA for to clarify utility easements and check for paper easements and to Planning for notes regarding the trash dumpster, DXF file, and utility signatures.

SI-2019-00252 SITE PLAN DRB

- 1. This is a request for a Site Plan DRB for 121,718 square feet of space to include a grocery store, restaurant and retail space. The redevelopment provides 62,112 square feet of landscaped area and a complete renovation of the parking lot.
- 2. The proper notice was given as required by the IDO in Table 6-1-1.
- 3. The applicant held a meeting with the affected neighborhood associations on June 26, 2019.
- 4. Pursuant to 6-6(G)(3) Review and Decision Criteria. An application for a Site Plan DRB shall be approved if it meets all of the following criteria:
 - a. <u>6-6(G)(3)(a)</u> The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations. *Specifically, the height, parking, open space, landscaping and façade meet or exceed the IDO requirements.*
 - b. 6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development. The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. Additional right-of -way was dedicated along Carlisle Blvd and Indian School Rd. A grading and drainage plan for the entire site has been approved by Hydrology.
 - c. 6<u>-6(G)(3)(c)</u> The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The site has significant landscaping: 47, 776 square feet of landscaping is required and 65,112 square feet are provided.*

Conditions:

- 1. This Site Plan is valid 5 years from DRB approval (2-20-2020). An extension may be requested prior to the expiration date.
- 2. Final Sign off is delegated to Planning for an executed IIA.

Official Notice of Decision

Project # PR-2018-002677 Application# SI-2019-00421, SD-2020-00033, SD-2020-00034, SD-2020-00032

Page 3 of 3

- 3. The applicant will obtain final sign off by April 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
- 4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed to the PLNDRS.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 20, 2020.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

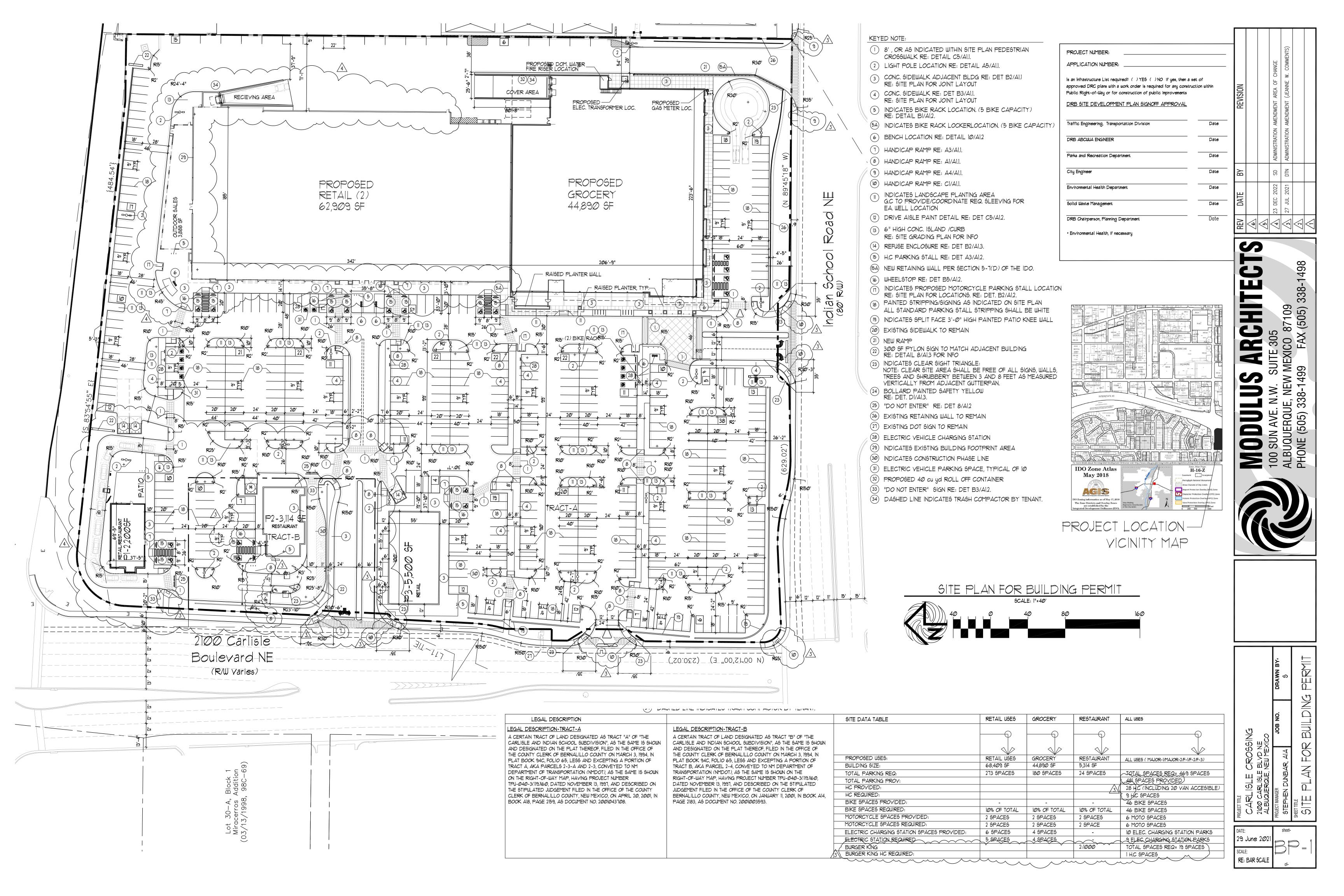
Jolene

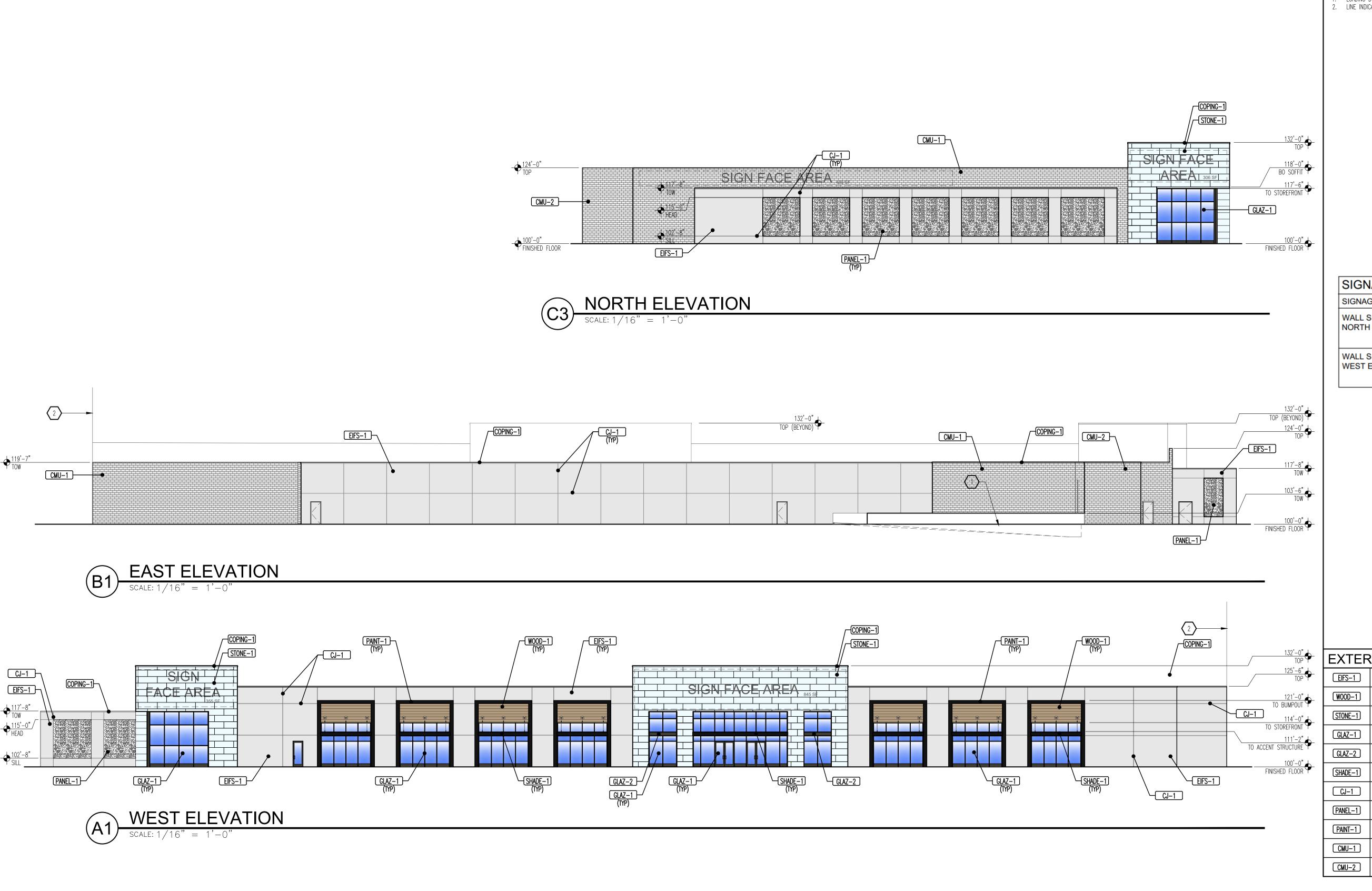
Wolfley

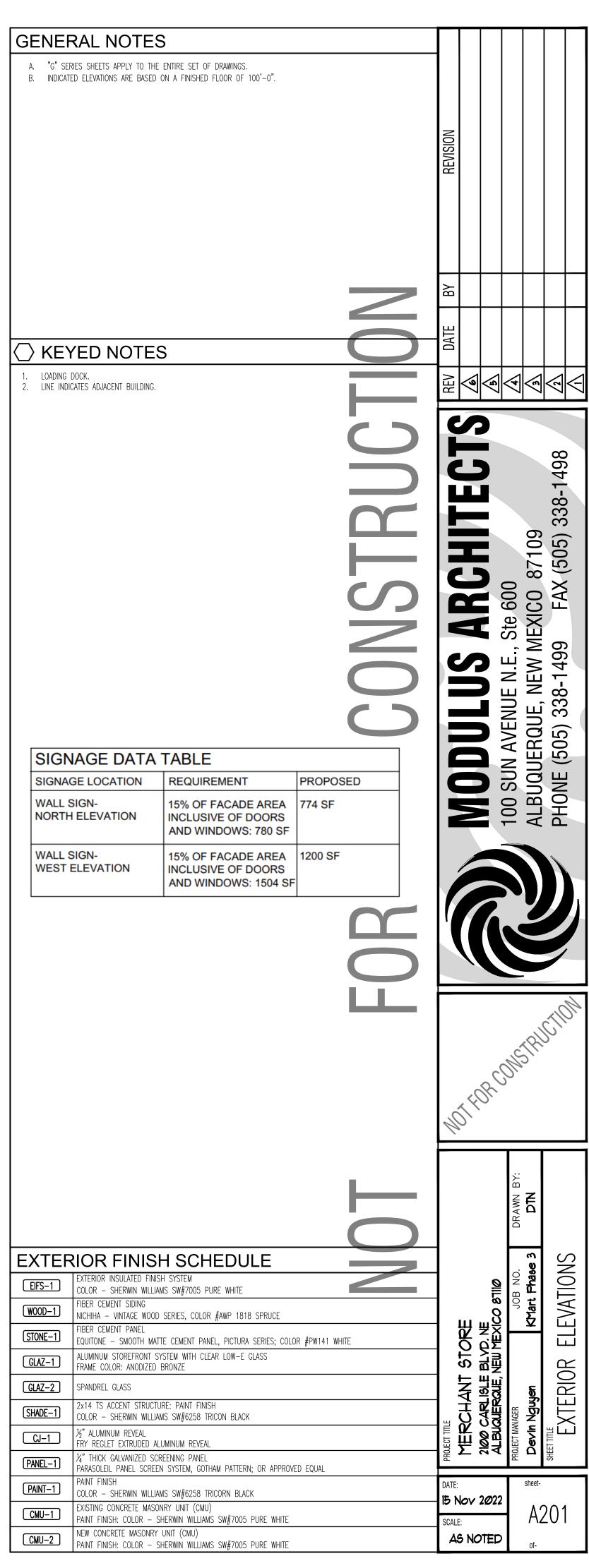
DRB Chair

JW/mg

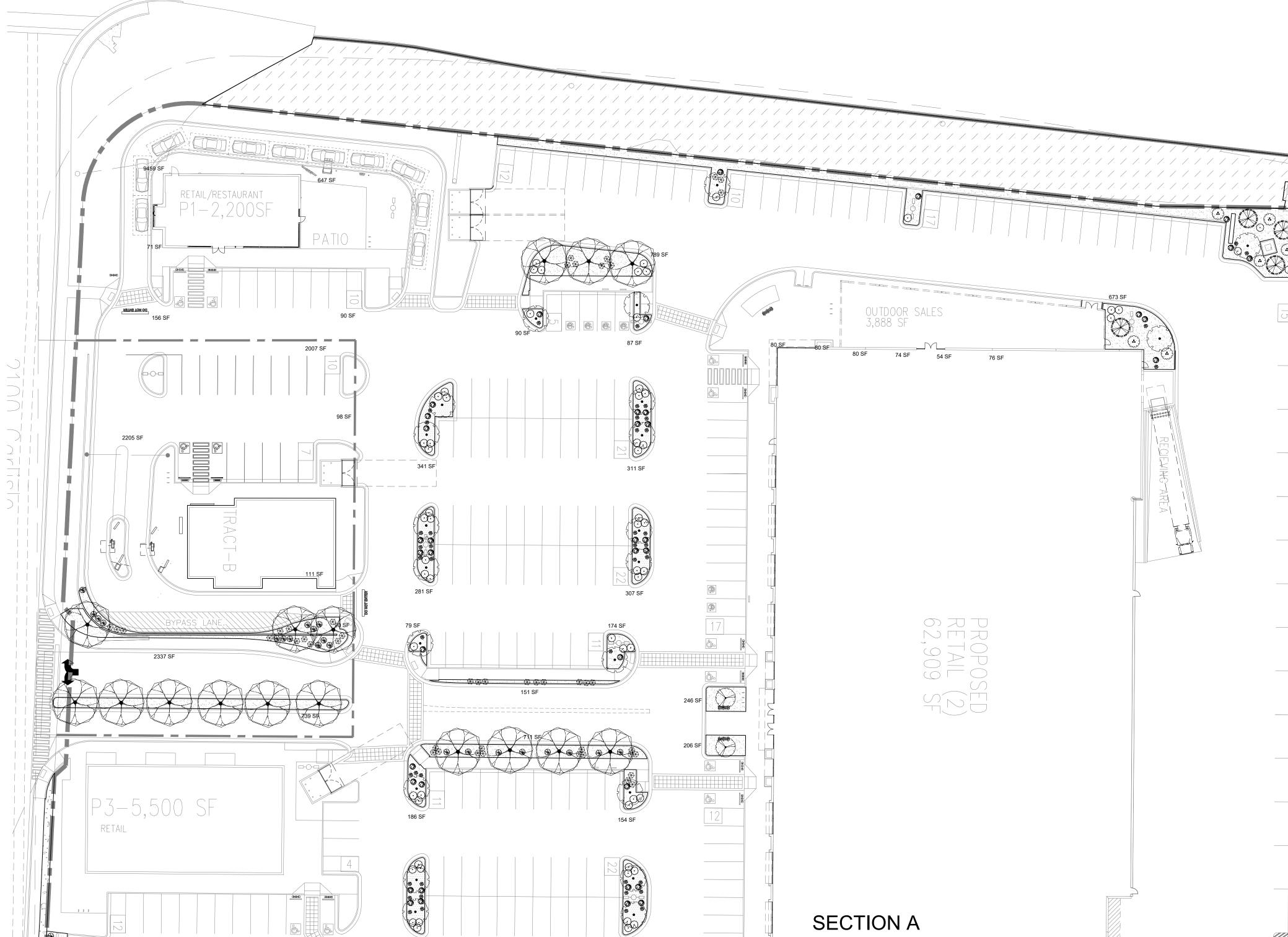
Modulus Architects











CITE DATA **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. 5-6(C)(4)(h) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.

5-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTINGS NOTES

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..

2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE. 3.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. 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.

5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

SITE DATA	
GROSS LOT AREA (4.03 ACRES) LESS BUILDING(S) NET LOT AREA	419,918.4 SF 107,799 SF 312,119.4 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	46,818 SF
PROPOSED LANDSCAPE	<u>34,639</u> SF
PROPOSED OFFSITE LANDSCAPE	924 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	53,647 SF
PERCENT OF NET LOT AREA	<u> </u>

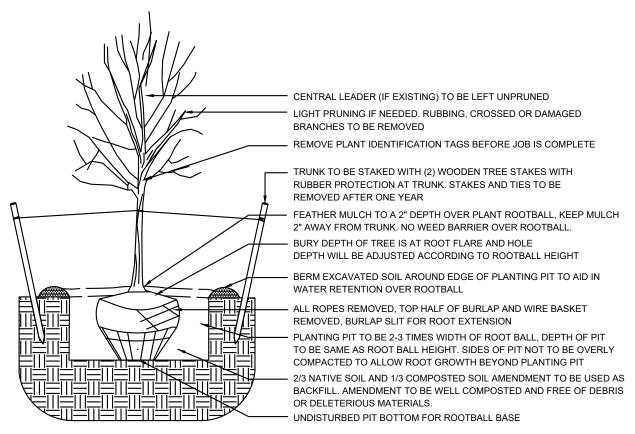
REQUIRED STREET TREES PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET 34 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (430 SPACES/10) 108** TOTAL REQUIRED TREES: 77 TOTAL PROVIDED TREES: 142

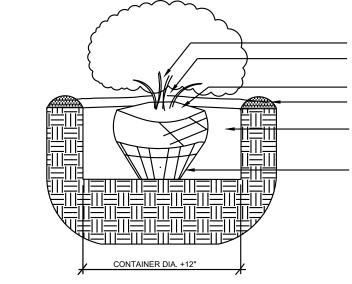
**(tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (46,818 SF REQUIRED LANDSCAPE X 75%) 35,114 SF MIN. 35,170 SF PROVIDED GROUNDCOVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE) (1,436 SF) PERCENT GROUNDCOVER COVERAGE

OF REQUIRED LANDSCAPE AREAS 75%

SECTION B





REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH 2" AWAY FROM CENTER OF SHRUB. NO WEED BARRIER OVER ROOTBALL. SET SHRUB ON UNDISTURBED PIT BOTTOM PLUMB AND STRAIGHT BERM REMOVED SOIL AT EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL 2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS

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SHRUB PLANTING DETAIL

	PLANT SCHEDULE SITE 01.10.2022			
	DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
<u> </u>		8	CHILOPSIS LINEARIS / DESERT WILLOW	2" B&B
		22	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B
		54	PYRUS CALLERYANA `CLEVELAND SELECT` / CLEVELAND SELECT PEAR	2" B&B
		41	ULMUS PARVIFOLIA `BOSQUE` / BOSQUE ELM	2" B&B
		10	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX
	EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	The same of the sa	7	PINUS LEUCODERMIS / BOSNIAN PINE	6`-8` B&E
	DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE
		70	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	(A)	14	NOLINA MICROCARPA / BEARGRASS	5 GAL
	GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
		137	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL
	VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE
	-software	36	LONICERA JAPONICA `HALLIANA` / HALLS HONEYSUCKLE FLOWERING VINE	5 GAL
	DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
		117	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SPIREA	1 GAL
	\odot	153	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL
	EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	\bigcirc			

89 BACCHARIS X 'STARN' / STARN COYOTE BRUSH

150 ROSMARINUS OFFICINALIS / ROSEMARY

MATERIAL SCHEDULE

 \bigotimes

Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)

Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric

2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric

DOT EXISTING - GRAVEL AND LANDSCAPE

5 GAL

5 GAL

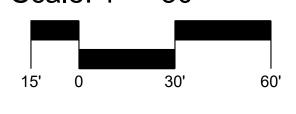
www.yellowstonelandscape.com PO Box 10597 Albuquerque, NM 87184 505.898.9615 design@yellowstonelandscape.com

Date: 01/06/2023

Revisions:

Drawn by: HA

Reviewed by: <u>CM</u>

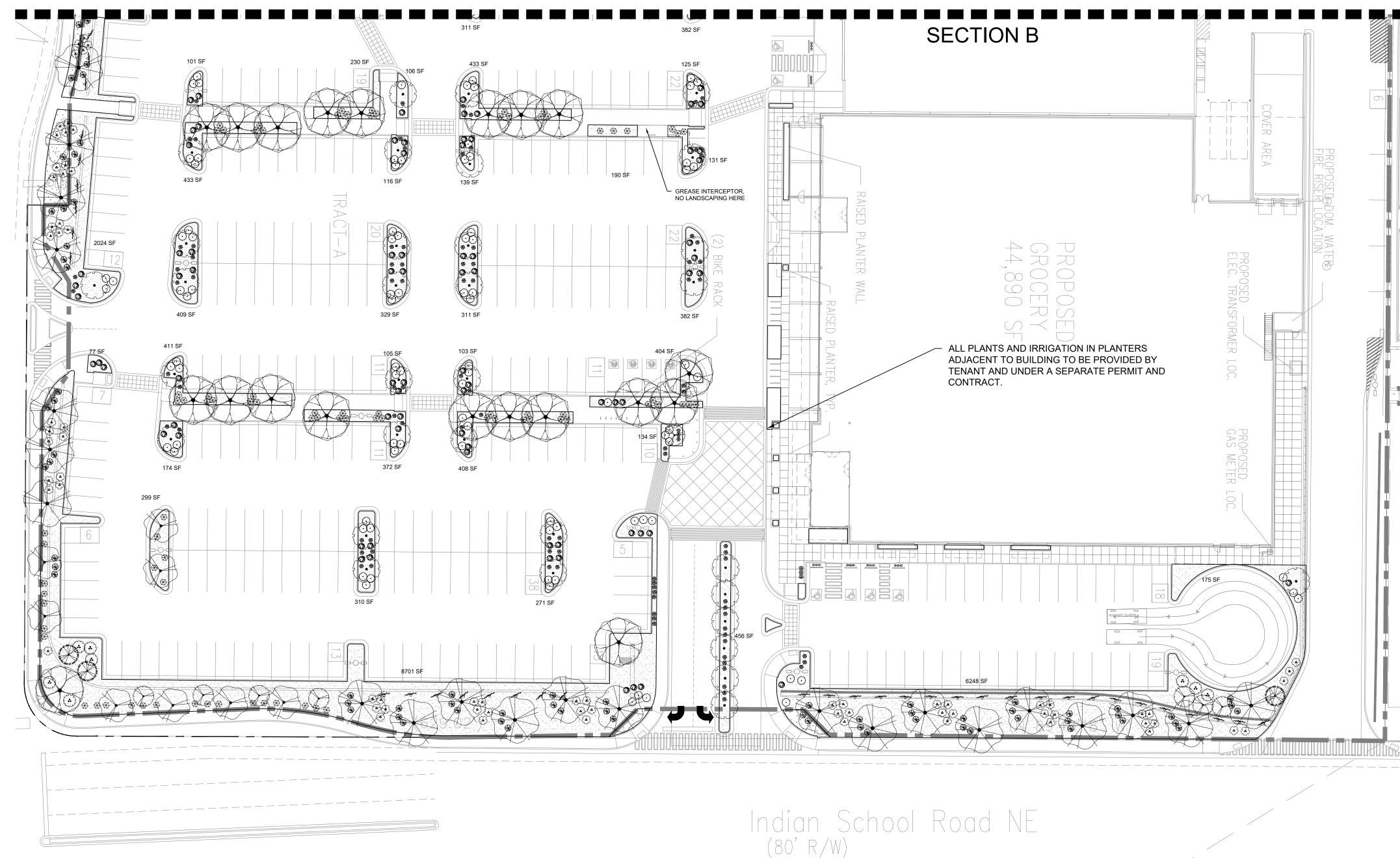


Sheet Title:

Landscape Plan

Sheet Number:

TREE PLANTING DETAIL



	TEANT OUTEDOLL OTTE 01.10.2022				
l	DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
<i>~</i> †		8	CHILOPSIS LINEARIS / DESERT WILLOW	2" B&B	
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Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)

Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric

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PLANT SCHEDULE SITE 01.10.2022

DOT EXISTING - GRAVEL AND LANDSCAPE

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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.

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SITE DATA

<u>419,918.4</u> SF GROSS LOT AREA (4.03 ACRES) _____107,799 SF LESS BUILDING(S) NET LOT AREA 312,119.4 SF REQUIRED LANDSCAPE 15% OF NET LOT AREA <u>46,818</u> SF ____34,639 SF PROPOSED LANDSCAPE PROPOSED OFFSITE LANDSCAPE <u>924</u> SF _____18,084 SF ROW EXISTING LANDSCAPE _____53,647 SF TOTAL PROPOSED LANDSCAPE

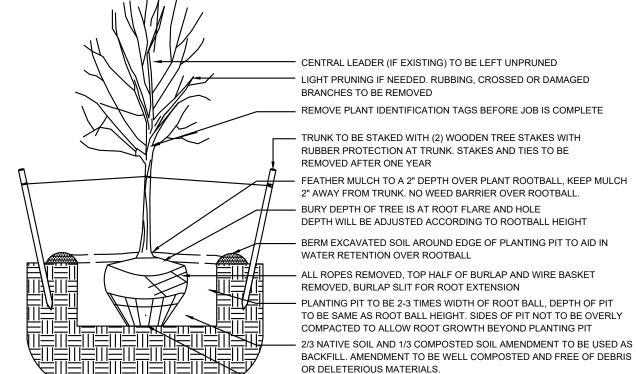
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**(tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE

PERCENT OF NET LOT AREA

75% LIVE VEGETATIVE MATERIAL (46,818 SF REQUIRED LANDSCAPE X 75%) 35,114 SF MIN. PROVIDED GROUNDCOVER COVERAGE 35,170 SF (EXCLUDES EXISTING ROW LANDSCAPE) (1,436 SF) PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS 75%



CENTRAL LEADER (IF EXISTING) TO BE LEFT UNPRUNED LIGHT PRUNING IF NEEDED. RUBBING, CROSSED OR DAMAGED BRANCHES TO BE REMOVED - REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE

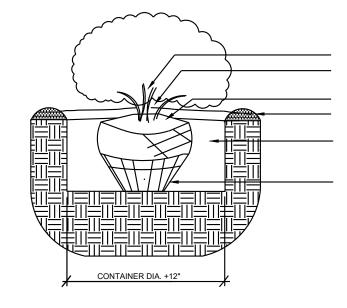
- TRUNK TO BE STAKED WITH (2) WOODEN TREE STAKES WITH

RUBBER PROTECTION AT TRUNK. STAKES AND TIES TO BE REMOVED AFTER ONE YEAR FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH 2" AWAY FROM TRUNK. NO WEED BARRIER OVER ROOTBALL. BURY DEPTH OF TREE IS AT ROOT FLARE AND HOLE DEPTH WILL BE ADJUSTED ACCORDING TO ROOTBALL HEIGHT - BERM EXCAVATED SOIL AROUND EDGE OF PLANTING PIT TO AID IN

WATER RETENTION OVER ROOTBALL - ALL ROPES REMOVED, TOP HALF OF BURLAP AND WIRE BASKET REMOVED, BURLAP SLIT FOR ROOT EXTENSION PLANTING PIT TO BE 2-3 TIMES WIDTH OF ROOT BALL, DEPTH OF PIT TO BE SAME AS ROOT BALL HEIGHT. SIDES OF PIT NOT TO BE OVERLY COMPACTED TO ALLOW ROOT GROWTH BEYOND PLANTING PIT 2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS

— UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

TREE PLANTING DETAIL

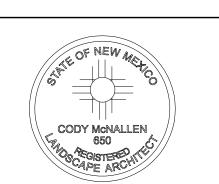


SHRUB PLANTING DETAIL

REMOVE PLANT IDENTIFICATION TAGS BEFORE JOB IS COMPLETE FEATHER MULCH TO A 2" DEPTH OVER PLANT ROOTBALL, KEEP MULCH 2" AWAY FROM CENTER OF SHRUB. NO WEED BARRIER OVER ROOTBALL. SET SHRUB ON UNDISTURBED PIT BOTTOM PLUMB AND STRAIGHT BERM REMOVED SOIL AT EDGE OF PLANTING PIT TO AID IN WATER RETENTION OVER ROOTBALL 2/3 NATIVE SOIL AND 1/3 COMPOSTED SOIL AMENDMENT TO BE USED AS BACKFILL. AMENDMENT TO BE WELL COMPOSTED AND FREE OF DEBRIS

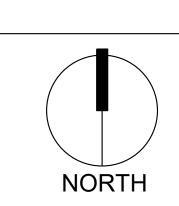
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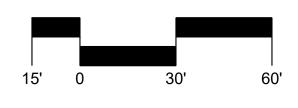
www.yellowstonelandscape.com PO Box 10597



Albuquerque, NM 87184 505.898.9615 design@yellowstonelandscape.com

Date: <u>01/06/2023</u> Revisions:	
A A	
_	
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Reviewed by: <u>CM</u>	
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Sheet Title:

Landscape Plan

Sheet Number: