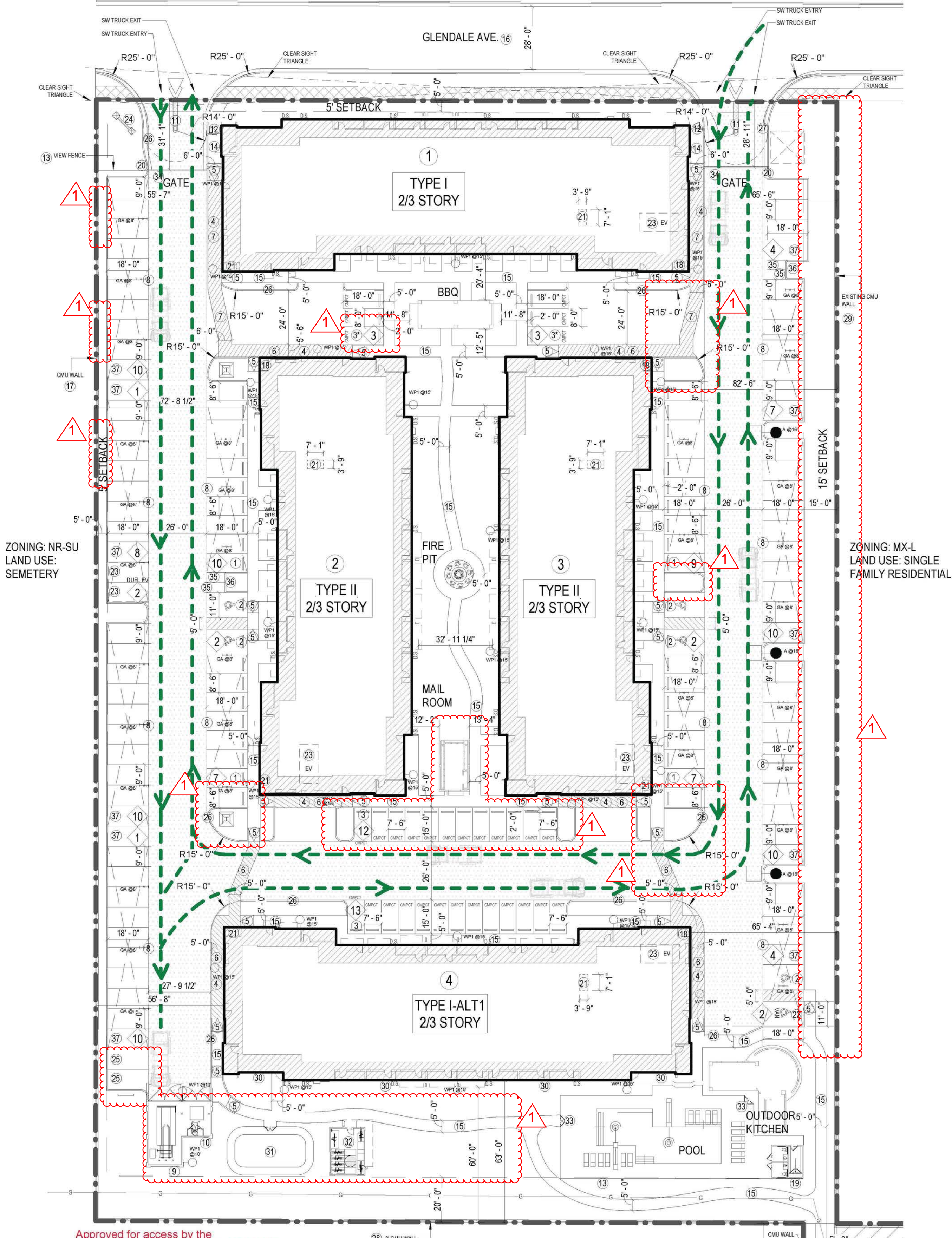


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

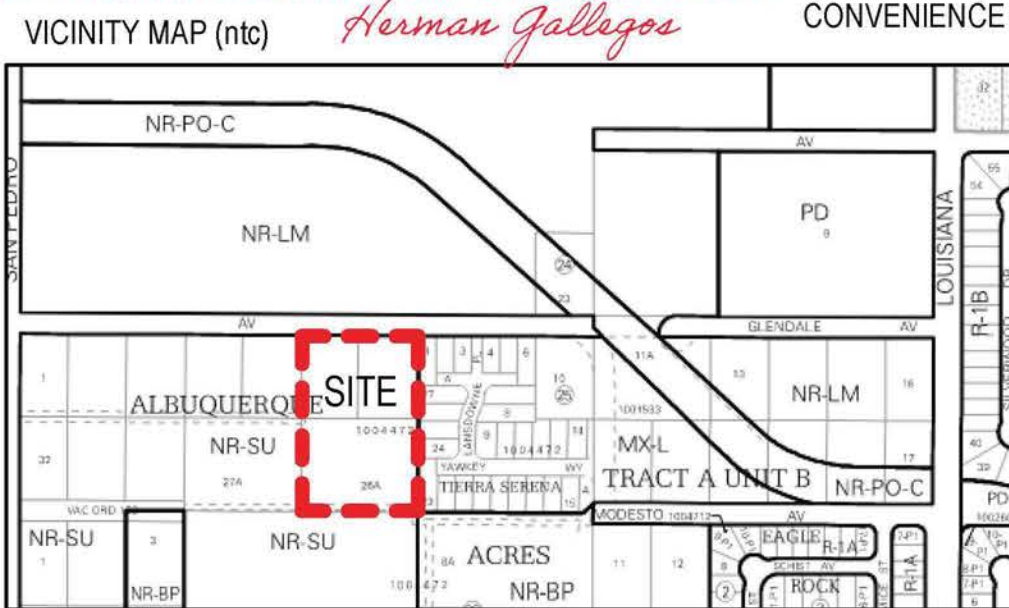
APPROVED BY

DATE

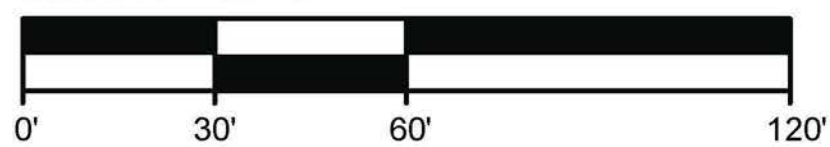


Approved for access by the Solid Waste Department for 1-compactor 1-recycle dumpster. **Solid Waste will not be held liable for any damage to the enclosure to the water heater located in the trash enclosure. ** Herman Gallegos 04-06-22

ZONING: NR-SU
LAND USE: SOLID WASTE
CONVENIENCE CENTER



SCALE: 1" = 30' - 0"



SITE PLAN - SYMBOL LEGEND

— SETBACK — SETBACK —	SETBACK LINE		ACCESSIBLE PARKING SPACE
— EASEMENT — EASEMENT —	EASEMENT		VAN ACCESSIBLE SPACE
— GAS LINE —	GAS LINE		FIRE HYDRANT
— WATER LINE —	WATER LINE		PARKING SPACES PER BAY
— BUILDING TYPE —	BUILDING TYPE		TYPE 'A' ANSI UNIT
— BUILDING NUMBER —	BUILDING NUMBER		TRANSFORMER
			FIRELANE
			SOLID WASTE TRUCK CIRCULATION

LIGHTING LEGEND

	WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER IDO, SECTION 5-8(D)(8) WST LED, PERFORMANCE PACKAGE 3, 5000		CARPORT LIGHT FIXTURE
			POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED

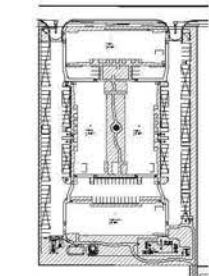
KEYNOTES

- 8'-6" x 18'-0" PARKING SPACE WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. SEE DETAIL 8/A9.01.
- 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1A/9.03.
- 7'-6" x 15'-0" COMPACT PARKING WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. (A FEW COMPACT PARKING SPOTS ARE LARGER THAN THE MINIMUM REQUIREMENTS).
- TANDEM PARKING SPACE.
- ACCESSIBLE CURB RAMP. SEE DETAIL 4/A9.01.
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 13/A9.01.
- 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 13/A9.01.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6/A9.01.
- TRASH/RECYCLE ENCLOSURE SURROUNDED BY 6' CMU WALL.
- PAINTED TO MATCH BUILDINGS.
- RECYCLING BIN ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 1A/9.04.
- CALL BOX.
- PEDESTRIAN ENTRY GATE.
- WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE PER DETAIL 03/A9.08.
- 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
- 5'-0" SIDEWALK, TYPICAL ON SITE.
- EXISTING STREET.
- 6' CMU WALL PER DETAIL 03/A9.08.
- FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
- POOL EQUIPMENT ROOM.
- KNOXBOX.
- BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
- EV CHARGING SPACE.
- MONUMENT SIGN, SEE DETAIL 8/A9.08.
- STALL WITH CAR WASHER.
- 6" CURBBO3.
- GATE ACCESS TO WATER VAULT FOR ABCWUA.
- 8' CMU WALL.
- EXISTING CMU WALL.
- ALL WINDOWS AND WALLS DIRECTLY FACING THE SOLID WASTE CONVENIENCE CENTER WILL BE SCHEDULED TO OBTAIN 50 STC (SOUND TRANSMISSION CLASS) STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
- DOG PARK.
- BIKE STORAGE.
- WROUGHT IRON GATE PER DETAIL 06/A9.08.
- VEHICULAR GATE PER DETAIL 09/A9.08.
- 4' x 8' MOTORCYCLE PARKING.
- MOTORCYCLE PARKING SIGN PER DETAIL 12/A9.01.
- 7'-0" x 18'-0" PARKING SPACE, SEE DETAIL 8/A9.01.
- PICKLEBALL COURT.
- HALF CIRCLE RETAINING WALL AT EAST BUFFER TREES.

SEE A2.01a FOR REVISIONS

DEVELOPMENT DATA

IDO: MX-L	PER TABLE 2-4-3 ZONE DISTRICT
SETBACKS PROVIDED:	REQUIRED: PROVIDED:
FRONT SETBACK:	5 FEET 5 FEET
SIDE SETBACK:	0 FEET 5, 15 FEET
REAR SETBACK:	15 FEET 60 FEET
IDO: MX-L	ALLOWED: PROVIDED:
	38 FEET 35'-4" FEET



PROVIDED SITE OPEN USEABLE SPACE

OPEN SPACE REQUIRED AND PROVIDED						
UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ. SQ. FT.	BALCONY SQ. FT.	PROVIDED BALCONY SQ. FT.
A1-L	1BR/1BA	8	225	1,800	58	464
A1-U	1BR/1BA	8	225	1,800	65	520
A2	1BR/1BA	14	225	3,150	108	1,512
A3	1BR/1BA	28	225	6,300	0	0
A4	1BR/1BA	8	225	1,800	43	344
A5	1BR/1BA	6	285	1,710	86	516
B1	2BR/2BA	22	285	6,270	82	1,804
B2	2BR/2BA	8	285	2,280	87	696
B3	2BR/2BA	2	285	570	86	172
B4	2BR/2BA	16	285	4,560	54	864
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						6,892
PROVIDED SITE OPEN SPACE						51,683
TOTAL PROVIDED						58,575

SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U/I/O.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2% (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
- ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
- NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
- PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
- A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DPM STANDARDS.
- SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY.

DEVELOPMENT DATA

MARKANA MODESTO PHASE II LEGACY DEVELOPMENT AND MANAGEMENT, LLC						
UNIT TABULATION - 2/3 STORY RESIDENTIAL						2/2/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BEDS COUNT	UNITS %	TOTAL AREA
UNIT A1L	1BR/1BA	859 SF	8	8	6.7%	6873 SF
UNIT A1U	1BR/1BA	859 SF	8	8	6.7%	6868 SF
UNIT A2	1BR/1BA	699 SF	12	12	10.0%	8390 SF
UNIT A2-TYPE A	1BR/1BA	699 SF	2	2	1.7%	1398 SF
UNIT A3	1BR/2BA	776 SF	28	28	23.3%	21714 SF
UNIT A4	1BR/1BA	781 SF	8	8	6.7%	6248 SF
UNIT A5	1BR/1BA	845 SF	6	6	5.0%	5072 SF
UNIT B1	2BR/2BA	1139 SF	22	44	18.3%	25053 SF
UNIT B2	2BR/2BA	1347 SF	3	6	2.5%	4041 SF
UNIT B2-ALT1	2BR/2BA	1318 SF	2	4	1.7%	2636 SF
UNIT B2-ALT2	2BR/2BA	1347 SF	1	2	0.8%	1347 SF
UNIT B2-ALT3	2BR/2BA	1318 SF	1	2	0.8%	1318 SF
UNIT B2-TYPE A	2BR/2BA	1750 SF	1	2	0.8%	1750 SF
UNIT B3	2BR/2BA	1219 SF	2	4	1.7%	2438 SF
UNIT B4	2BR/2BA	1073 SF	16	32	13.3%	17175 SF
UNIT AVERAGE NET SF :				932		
UNIT AVERAGE NET SF :				120		
UNIT AVERAGE NET SF :				168		
UNIT AVERAGE NET SF :				100.0%		
UNIT AVERAGE NET SF :				112322 SF		

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA		S.F.	
UNIT AVERAGE NET SF :	4.27	GROSS ACRES	
DENSITY:	28	UNITS/ACRE	

VEHICULAR PARKING:	
REQUIRED SURFACE/CARPORT PARKING	180 SPACES
SURFACE COMPACT PARKING	113-110 SPACES
ADA/H VAN PARKING/ADA GARAGE	7 SPACES
EV SURFACE PARKING/1 EV ADA	2-4 SPACES
GARAGE PARKING	23-19 SPACES
EV GARAGE PARKING	0 SPACES
TANDEM PARKING	180 SPACES
PROVIDED	

MOTORCYCLE PARKING	
REQUIRED	4 SPACES PER IDO (5-5-4)
PROVIDED	4
BIKE STORAGE	
REQUIRED	18 SPACE PER IDO 5-5-5
EXTERIOR STORAGE	12 AT BIKE RAMADA
SECURED STORAGE	8 INSIDE GARAGES UNDER STAIRCASE
PROVIDED	20 SPACES

BUILDING SQ.FT.

BLDG TYPE	BLDG COUNT	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL PER BLDG	TOTAL
I	2	U/R-2	13015	13322	7806	34053	68106
II	2	U/R-2	12201	12493	7872	32566	65132
BBQ RAMADA	1	U	411			411	
BIKE RAMADA	1	U	334			334	
MAIL ROOM	1	U	289			289	
POOL RR/M	1	U	211			211	
TOTAL							134483

- 11/29/2023 MINOR AMENDMENT:
- CREATED SPACES IN THE WEST CMU WALL AND FILLED THOSE SPACES WITH METAL FENCING (NO FOOTING) IN ORDER TO MAINTAIN THE HEALTH OF THE EXISTING TREES.
 - ADDED CURVED RETAINING WALLS FOR THE TREES DUE TO THE EXISTING SLOPE.
 - REPLACED TURF AREA WITH PICKLEBALL COURT AND MADE ADJUSTMENTS TO LAYOUT.
 - ADJUSTED PARKING AND END ISLANDS TO RESPOND TO PNM'S REQUEST FOR CLEARANCE AROUND THE SITE TRANSFORMERS AND ADJUSTED PARKING LAYOUT.

SEE A2.01a FOR REVISIONS

PROJECT NUMBER: PR-2021-006307

Application Number: SI-2022-00327

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG 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:

Ernest Armijo	Aug 8, 2022
Traffic Engineering, Transportation Division	Date
Blaine Carter	Aug 8, 2022
City Engineer	Date
Cherylmerfeldt	Aug 7, 2022
Parks and Recreation Department	Date
Shahab Biagza	Aug 7, 2022
City Engineer/Hydrology	Date
Code Enforcement	Aug 8, 2022
	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos	04-06-22
Solid Waste Management	Date
Jay Rodenbeck	Aug 8, 2022
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary

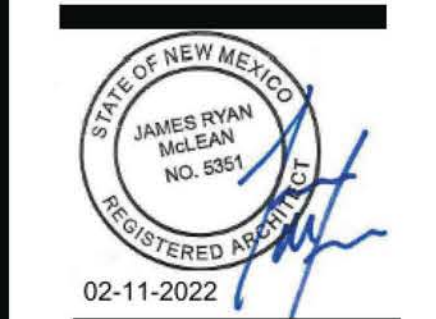
Designed by: JC
Drawn by: EL
Architect of Record: JRM
Date Plotted: 3/31/2022 11:55:23 AM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS
1	11/29/23	DFT MINOR AMD

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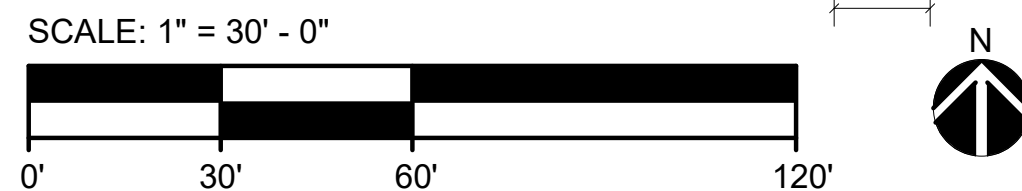
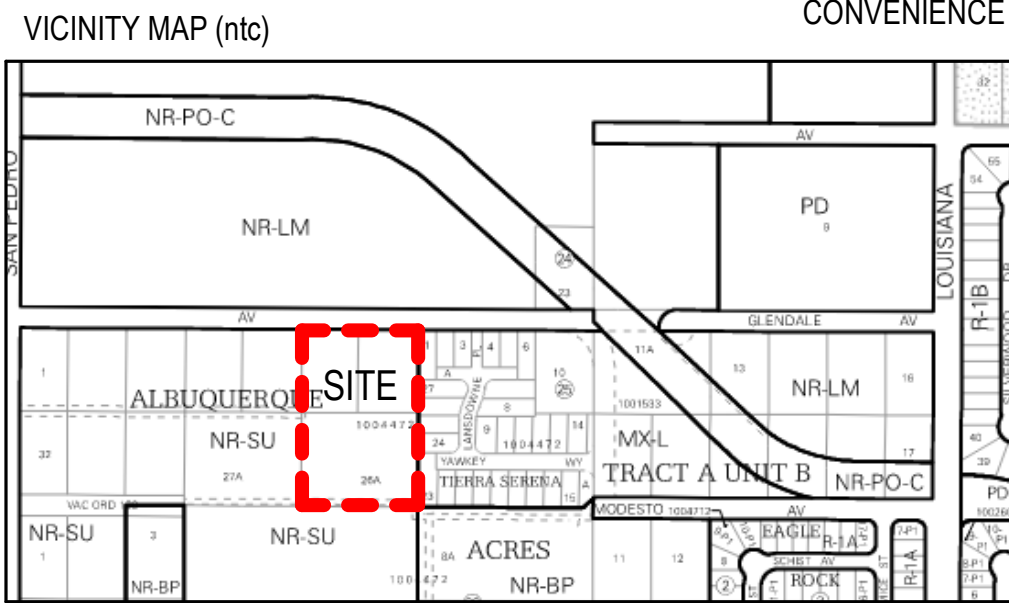
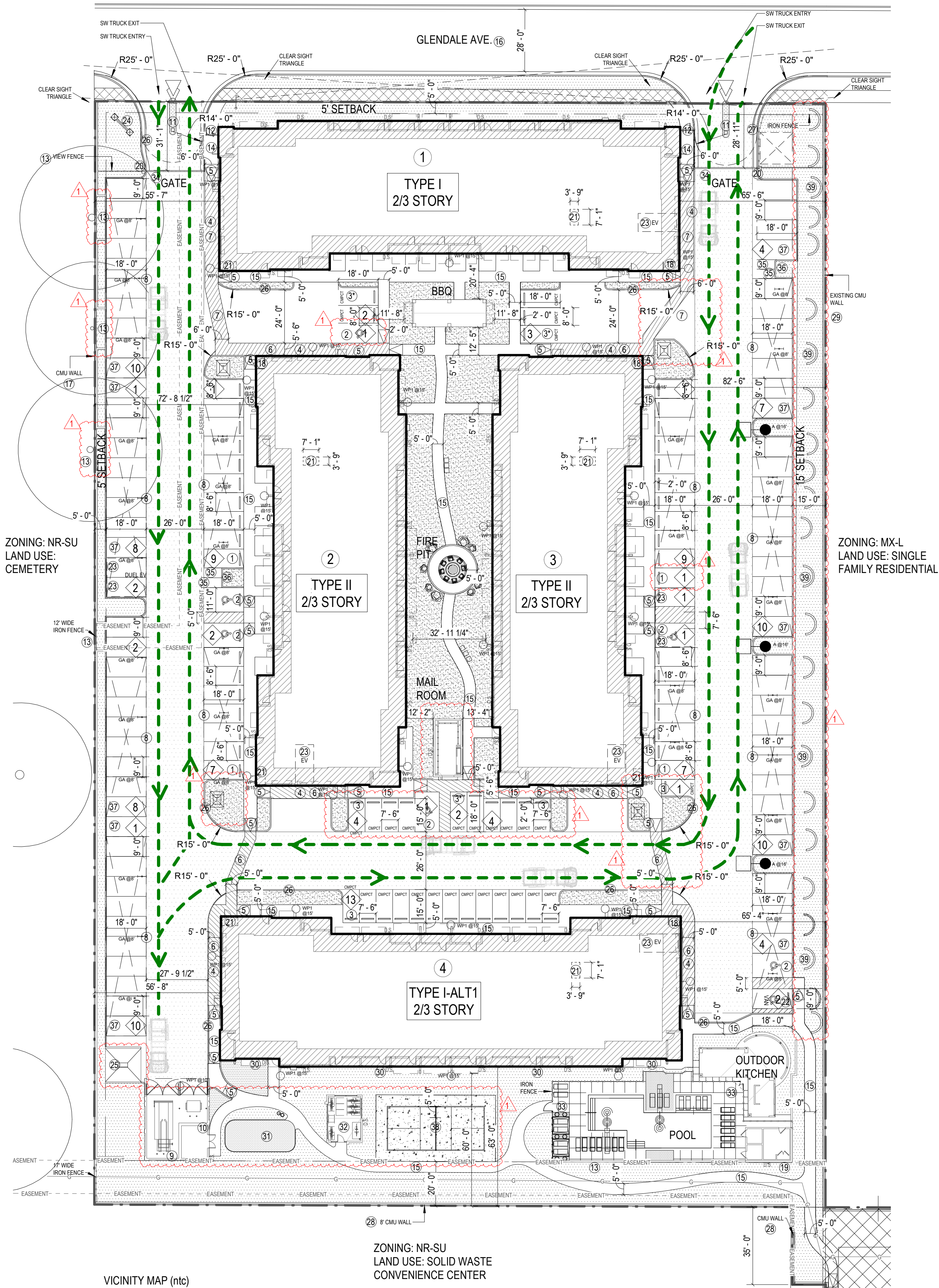
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ALBUQUERQUE, NM 87109
LEGACY DEVELOPMENT AND MANAGEMENT, LLC



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SHEET CONTENTS
SITE PLAN
A2.01
21219

DRB SET (03-31-2022)



- ### KEYNOTES
- 8'-6" x 18'-0" PARKING SPACE WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. SEE DETAIL 8/A9.01.
 - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
 - 7'-6" x 15'-0" COMPACT PARKING WITH WHEEL STOPS AT STALLS FACING SIDEWALKS, TYPICAL. (A FEW COMPACT PARKING SPOTS ARE LARGER THAN THE MINIMUM REQUIREMENTS).
 - TANDEM PARKING SPACE.
 - ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
 - 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 13/A9.01.
 - 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED/STRIPED CONCRETE PER DETAIL 13/A9.01.
 - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6-9/A9.01.
 - TRASH / RECYCLE ENCLOSURE SURROUNDED BY 6' CMU WALL. PAINTED TO MATCH BUILDINGS.
 - RECYCLING BIN ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 1/A9.04.
 - CALL BOX.
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 - WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE PER DETAIL 03/A9.08.
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 - 5'-0" SIDEWALK, TYPICAL ON SITE.
 - EXISTING STREET.
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 - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
 - POOL EQUIPMENT ROOM.
 - KNOXBOX.
 - BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
 - 11'-0" x 18'-0" VAN ACCESSIBLE PARKING SPACE.
 - EV CHARGING SPACE.
 - MONUMENT SIGN, SEE DETAIL 8/A9.08.
 - STALL WITH CAR WASHER.
 - 6" CURB.
 - GATE ACCESS TO WATER VAULT FOR ABCWUA.
 - 8' CMU WALL.
 - EXISTING CMU WALL.
 - ALL WINDOWS AND WALLS DIRECTLY FACING THE SOLID WASTE CONVENIENCE CENTER WILL BE SCHEDULED TO OBTAIN 50 STC (SOUND TRANSMISSION CLASS) STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
 - DOG PARK.
 - BIKE STORAGE.
 - WROUGHT IRON GATE PER DETAIL 06/A9.08.
 - VEHICULAR GATE PER DETAIL 09/A9.08.
 - 4' x 8' MOTORCYCLE PARKING.
 - MOTORCYCLE PARKING SIGN PER DETAIL 12/A9.01.
 - 9'-0" x 18'-0" PARKING SPACE, SEE DETAIL 6/A9.01.
 - PICKLEBALL COURT.
 - HALF CIRCLE RETAINING WALL AT EAST BUFFER TREES.

PROJECT DATA		
UNIT AVERAGE NET SF:		S.F.
ACREAGE:	4.27	GROSS ACRES
DENSITY:	28	UNITS/ACRE
VEHICULAR PARKING:		
REQUIRED	180	SPACES 1.5 spaces / DU...
SURFACE/CARPORT PARKING	419 110	SPACES
SURFACE COMPACT PARKING	34 29	PER IDO 5-5(F)(1) 25 % OF TOTAL PARKING MAY BE DESIGNED AS COMPACT PARKING (36 COMPACT PARKING SPACES ALLOWED)
ADA/1 VAN PARKING/1 ADA GARAGE	7	SPACES
EV SURFACE PARKING/1 EV ADA	2- 4	SPACES 1 SPACE = 2 PER IDO 5-5(C)(5)(d)
GARAGE PARKING:	23 18	SPACES
EV GARAGE PARKING	4	SPACES 1 SPACE = 2 PER IDO 5-5(C)(5)(d)
TANDEM PARKING	0	SPACES
PROVIDED	180	SPACES
MOTORCYCLE PARKING		
REQUIRED	4	SPACES PER IDO (5-5-4)
PROVIDED	4	
BIKE STORAGE		
REQUIRED	18	SPACE PER IDO 5-5-5
EXTERIOR STORAGE	12	AT BIKE RAMADA
SECURED STORAGE	8	INSIDE GARAGES UNDER STAIRCASE
PROVIDED	20	SPACES

11/29/2023 MINOR AMENDMENT:

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Designed by: XC
Drawn by: EL
Architect of Record: JRM
Date Plotted: 12/1/2023 2:10:44 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS
1	11/29/23	DFT MINOR AMD

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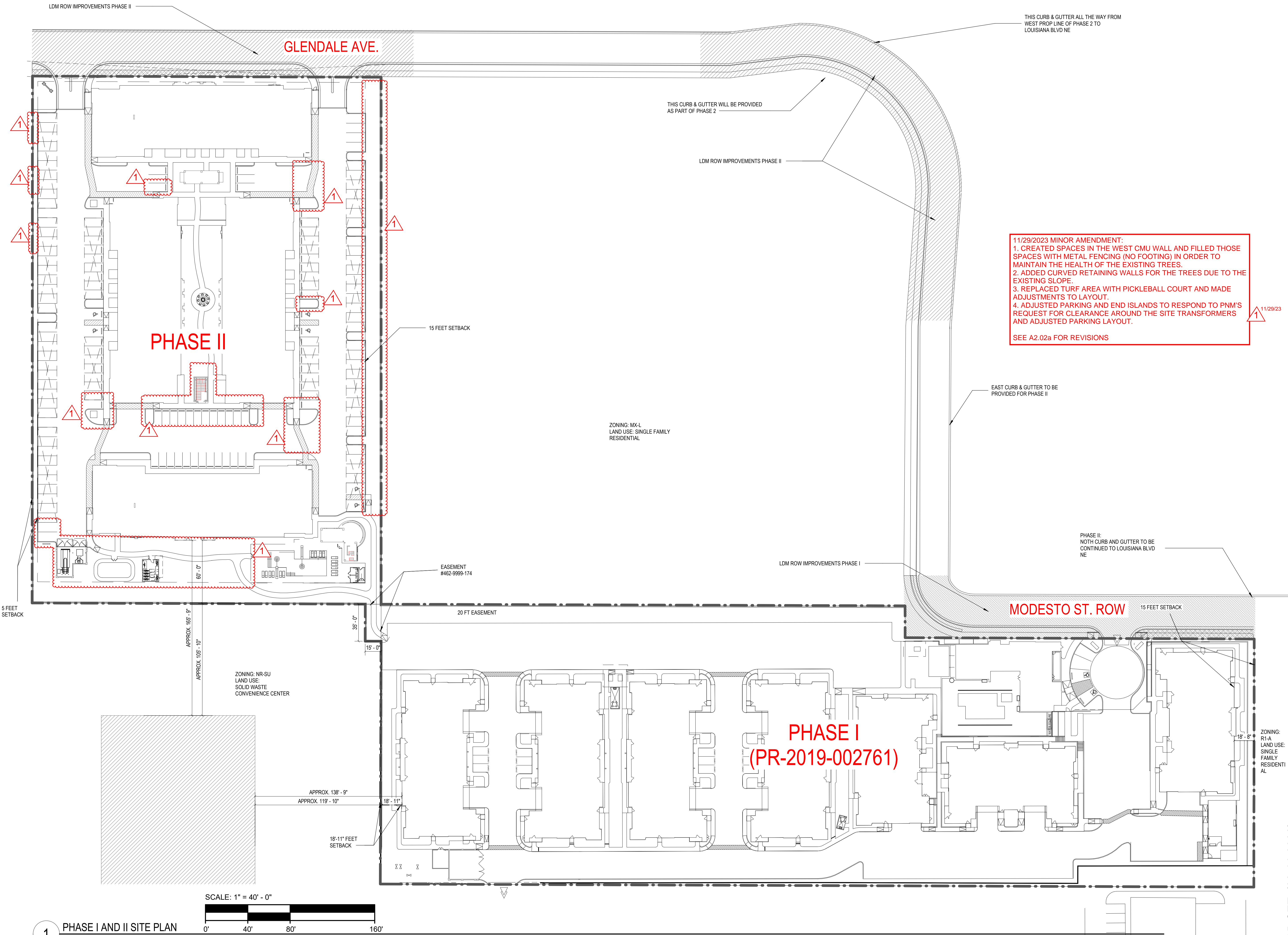
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SHEET CONTENTS
SITE PLAN
SHEET NO.
A2.01a
21219



Designed by: _____ Designer
Drawn by: _____ Author
Architect of Record: JRM
Date Plotted: 2/10/2022 4:48:04 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS
1	11/29/23	DFT MINOR AMD

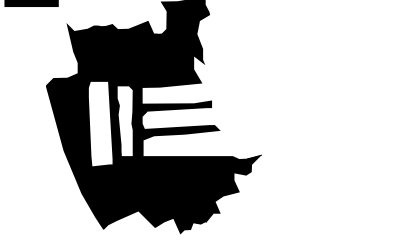
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SHEET CONTENTS
ROAD PLAN

SHEET NO.
A2.02

21219

DRB SET (02-11-2022)

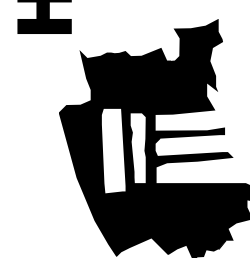


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AND MANAGEMENT LLC

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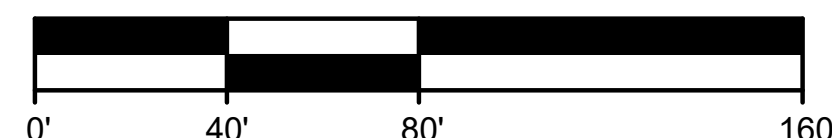


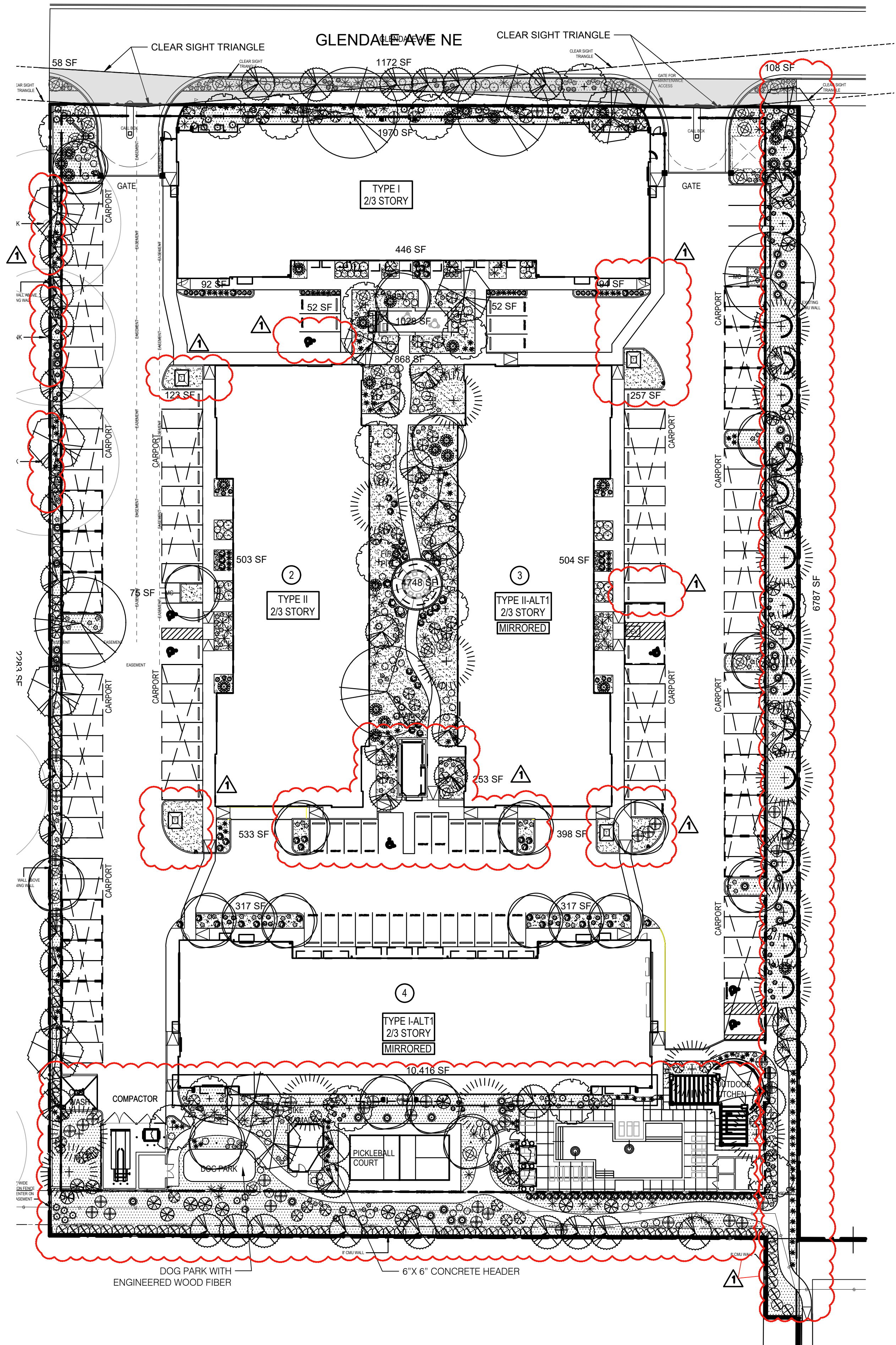
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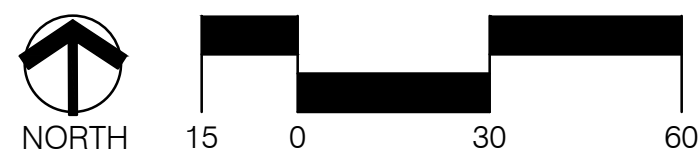


SCALE: 1" = 40' - 0"





Scale: 1" = 30'



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH ROCK MULCH OVER FILTER FABRIC.

ORGANIC MULCH AT TREES
ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 10 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE 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 AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA: 186,002 SF (4.27 AC)
BUILDING AREA (BUILDING ENVELOPE): 51,677 SF
NET AREA: 134,325 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 20,149 SF
PROVIDED LANDSCAPE AREA: 33,374 SF (120%)
95,209 (128%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE COVERAGE (75%): 20,925 SF
PROVIDED LIVE VEGETATIVE COVERAGE: 56,536 SF (270%)
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%): 6,975 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE: 9,943 SF (143%)

PARKING LOT AREA
AT LEAST 10% OF LOTS CONTAINING 50 OR FEWER PARKING SPACES AND 15% OF THE LOTS CONTAINING 50 OR MORE PARKING SPACES SHALL BE LANDSCAPED.

TOTAL PARKING LOT AREA: 48,273 SF
TOTAL REQUIRED LANDSCAPED LOT AREA: 6,883 SF
PROVIDED LANDSCAPE AREA: 13,706 SF (44%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES THAT IS CAPABLE OF REACHING A 25' CANOPY AT MATURITY.

PROVIDING 152 PARKING SPACES, EXCLUDING GARAGE PARKING.
PARKING LOT TREES REQUIRED: 16
PARKING LOT TREES PROVIDED: 35

STREET TREES

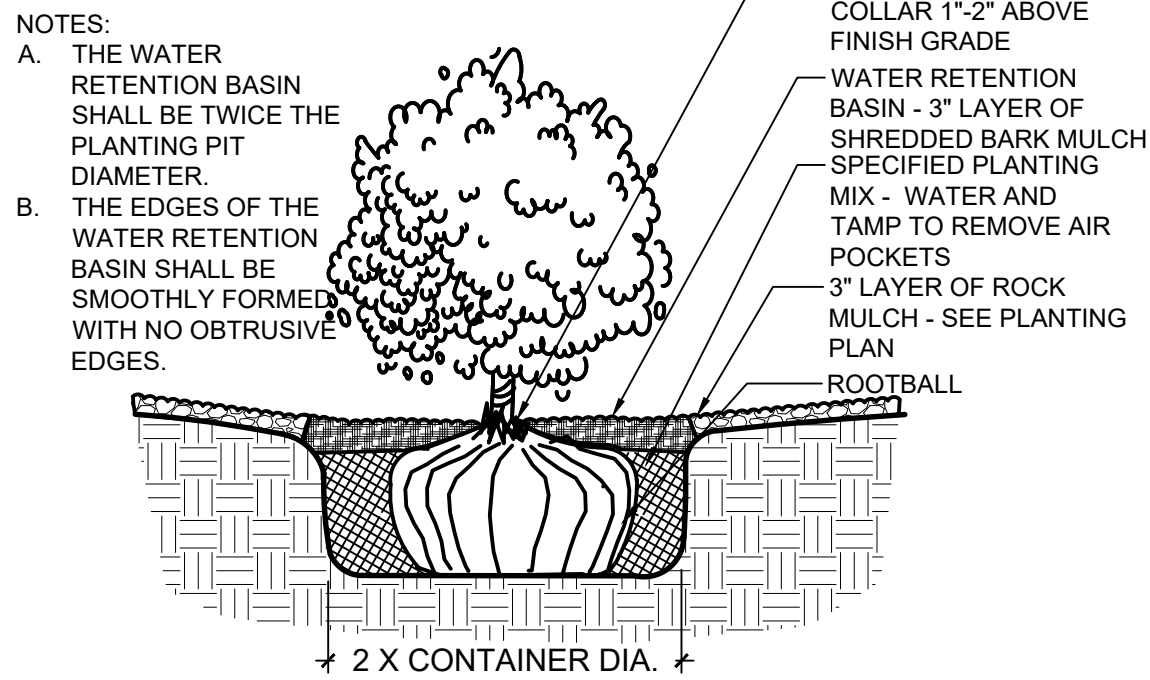
GLENDALVE AVENUE IS A LOCAL STREET AND THEREFORE DOES NOT REQUIRE STREET TREES PER PART 6-6-2 OF ROA 1994 (STREET TREES).

SITE TREES

TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR DWELLING UNIT AND ONE TREE PER SECOND FLOOR DWELLING UNIT. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 48 FIRST FLOOR UNITS AND 72 SECOND STORY UNITS ARE PROVIDED.
SITE TREES REQUIRED: 120
SITE TREES PROVIDED: 120

LANDSCAPE TURF

PER IDO SECTION 4-3(B)(7)(b)3, COOL SEASON GRASSES ARE RESTRICTED TO 20% OF THE LANDSCAPE AREA. THE TURF AREA SHOWN ON THE LANDSCAPE PLAN IS 4% OF THE TOTAL PROVIDED LANDSCAPED AREA.



A SHRUB PLANTING

SCALE: N.T.S.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES - REFERENCE DETAIL B/L101				
20		LAGERSTROEMIA I. 'WATERMELON RED' WATERMELON RED CRAPE MYRTLE (M)	2" MS/ 24" BOX	20' HT X 20' SPR
21		ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM (M)	2.5" B&B	30' HT X 25' SPR
13		CHILOPSIS LINEARIS DESERT WILLOW (L+)	24" BOX	20' HT X 25' SPR
18		PINUS NIGRA AUSTRIAN PINE (M+)	6'-8" HT.	35' HT X 25' SPR
5		GLEDTISIA TRIA. 'SHADEMASTER' SHADEMASTER HONEYLOCUST (M)	2.5" B&B	45' HT X 40' SPR
48		PYRUS CALLERYANA 'CLEVELAND' CLEVELAND FLOWERING PEAR (M+)	2.5" B&B	25' HT X 15' SPR

SHRUBS & GROUNDCOVERS - REFERENCE DETAIL A/L101

220		ACHILLEA TAYGETEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL	2' HT X 2' SPR
54		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA (M)	5-GAL	5' HT X 5' SPR
88		NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA (M)	5-GAL	3' HT X 3' SPR
106		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER (M)	1-GAL	3' HT X 3' SPR
49		BUDDLEIA D. N. 'NANHO BLUE' DWARF BLUE BUTTERFLY BUSH (M)	1-GAL	5' HT X 5' SPR
32		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL (M)	5-GAL	3' HT X 4' SPR
27		PINUS MUGO DWARF MUGO PINE (L)	5-GAL	4' HT X 6' SPR
27		RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC (L+)	5-GAL	2' HT X 6' SPR
30		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD BROOM (M)	5-GAL	5' HT X 5' SPR
69		JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER (L+)	15 GAL	15' HT X 5' SPR

DESERT ACCENTS - REFERENCE DETAIL A/L101

85		HESPERALOE PARVIFLORA 'RED' RED YUCCA (L+)	5-GAL	3' HT X 4' SPR
41		DASYLIRION TEXANUM SOTOL (RW)	5-GAL	4' HT X 4' SPR

ORNAMENTAL GRASSES - REFERENCE DETAIL A/L101

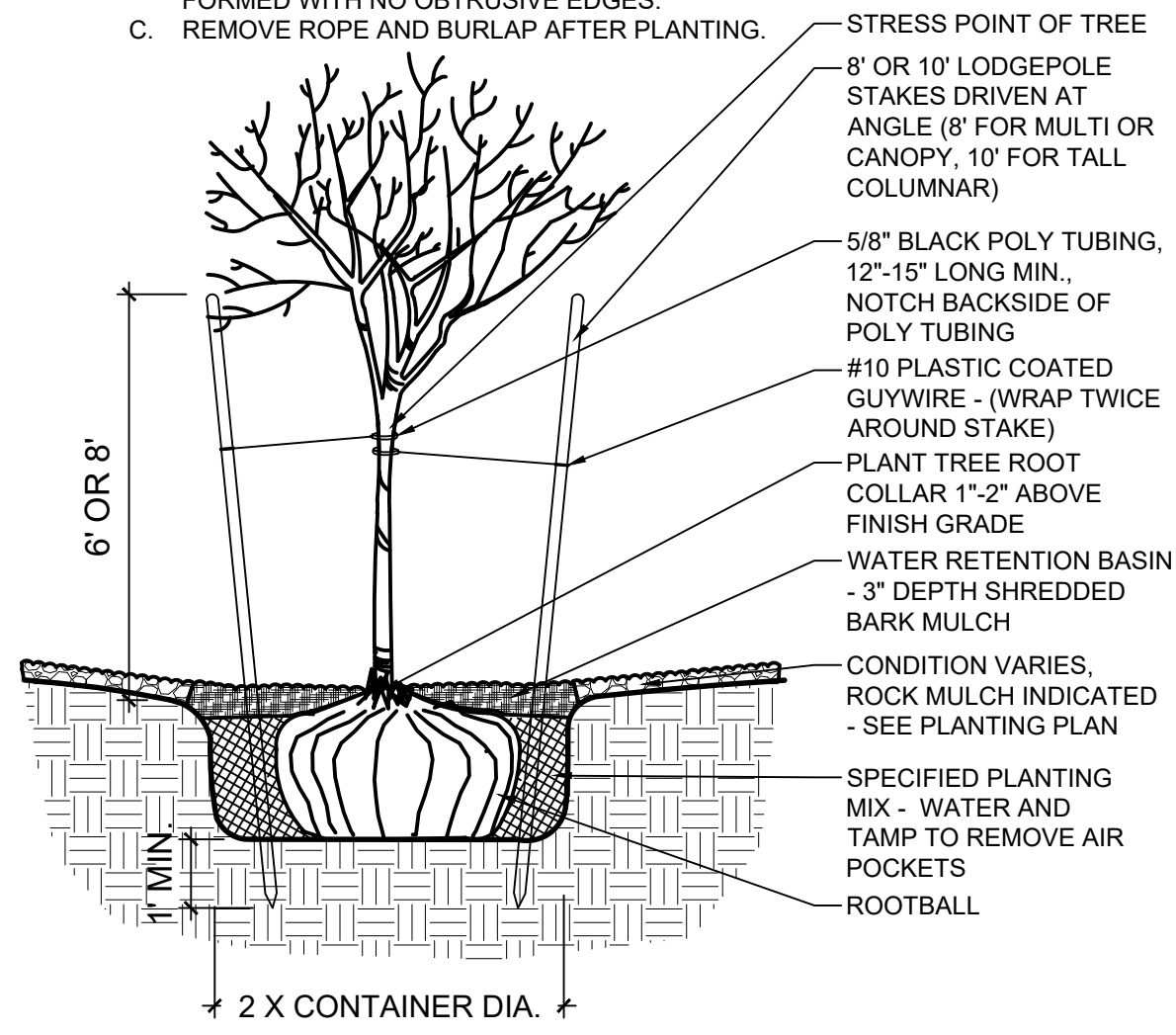
47		MISCANTHUS SINENSIS 'YAKUSHIMA' DWARF MAIDEN GRASS (M)	5-GAL	4' HT X 4' SPR
141		CALAMAGROSTIS A. 'OVERDAM' VARIEGATED REED GRASS (M)	5-GAL	4' HT X 2' SPR
97		PENNISETUM ALOPECUROIDES 'HAEMEL' FOUNTAIN GRASS 'HAEMEL' (M)	1-GAL	2' HT X 2' SPR

LANDSCAPE BOULDERS AND GRAVEL MULCH

8		LANDSCAPE BOULDER: (3'X3' MIN)
10,534 SF		LANDSCAPE AREA TO INCLUDE ROCK MULCH OVER FILTER FABRIC (DEWITT PRO-5 WEED CONTROL, OR EQUAL). MULCH TO BE 7/16" MOUNTAINAIR BROWN GRAVEL ROCK MULCH AT 3" DEPTH.
23,337 SF		LANDSCAPE AREA TO INCLUDE ROCK MULCH OVER FILTER FABRIC (DEWITT PRO-5 WEED CONTROL, OR EQUAL). MULCH TO BE 1" CRUSHED ROSESTONE ROCK MULCH AT 3" DEPTH.
1,418 SF		KENTUCKY BLUEGRASS/FESCUE MIX - 600 0 SF

NOTES:

- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
- REMOVE ROPE AND BURLAP AFTER PLANTING.



B TREE PLANTING

SCALE: N.T.S.



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DESCRIPTION



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APRIL 1, 2022

SUBMITTAL: APRIL 1, 2022

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/23	ADDITION OF TREE PLANTER WALLS, ADDITION OF PICKLE BALL COURT AND REARRANGING PLANT MATERIALS, REMOVAL OF TURF GRASS AREA, ADJUSTMENT OF PLANT MATERIALS, AND PLANTING BEDS PER PNM DIRECTION

PROJECT NO: 1797-10

CAD DWG FILE:

DESIGNED BY: ISM

DRAWN BY: ISM

CHECKED BY: CG / JF

SHEET TITLE

LANDSCAPE PLAN

DRAWING SHEET

L101