



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-003461
Application No. SI-2020-00704

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: September 16, 2020 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Plan Updates and response to comments

CONTACT NAME: Richard Stevenson

TELEPHONE: 505-858-3100 EMAIL: rstevenson@tierrawestllc.com



DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

HEARING DATE/AGENDA ITEM NO. 9

Project Number: PR-003461

*Application Number: **SI-2020-00704***

Project Name: Mesa View United Methodist Church/SARANAM

Request: sign off of EPC approved site plan

COMMENTS:

The applicant addressed the EPC conditions.

A preliminary and final plat PR-2019-002606 is heard along with this site plan.

The walkway provided to the public sidewalk is located appropriately, there is a 5 foot grade change at the eastern end of the site that makes that location difficult to place a sidewalk in.

The landscaping plan has the required number of species and shows trees along the provided path.

Response: At the DRB hearing on 9/2 staff requested the landscape designer review the health of the trees and identify which trees can remain. This was completed and the landscape plan updated to clearly label the trees needing to be removed as they are dead or have very little canopy left. This is probably from a combination of age and lack of water/care.



DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Maggie Gould

DATE: 9-1-20

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 003461
Mesa View United Methodist Church Inc.

AGENDA ITEM NO: 10

SUBJECT: EPC Site Plan

ENGINEERING COMMENTS:

1. Follow IDO requirements for sizing of walkways based upon square footage of buildings, particularly the accessory buildings.

Response: Resolved per email correspondence 9/9/2020

2. The road that Montano Road intersects with is Taylor Ranch Road. Provide correct label on the site plan.

Response: Label on site plan updated.

3. What is the foundation for the bollards?

Response: Concrete, added callout detail to sheet C5.

4. What is required parking for Tract 27-A-1-A so that it can be established that all parking requirements are sufficient between the two tracts?

Response: pg 229 of IDO for Religious institutions, total square footage of both existing buildings (9,000 sf & 7,000 sf = 16,000 sf) requires 16 spaces. A total of 136 parking spaces exist at the site. Four parking stalls shall be reclaimed for the dumpsters, therefore this leaves 132 parking stalls and meets the minimum parking count required for the existing uses on Tract 27-A-1-A.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

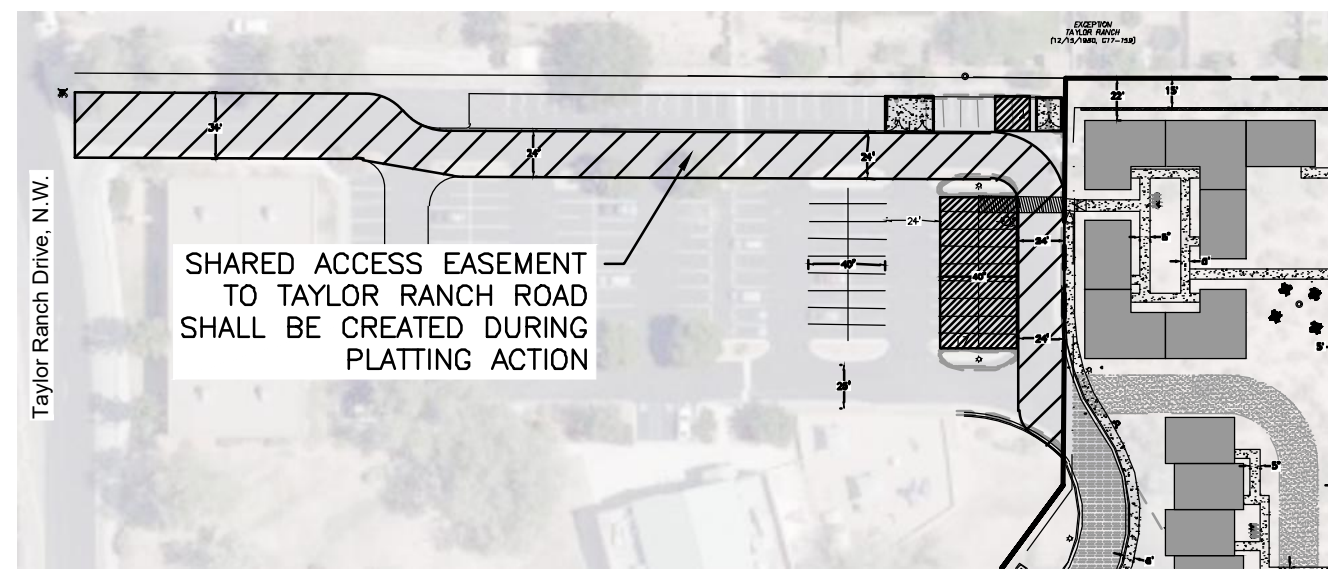
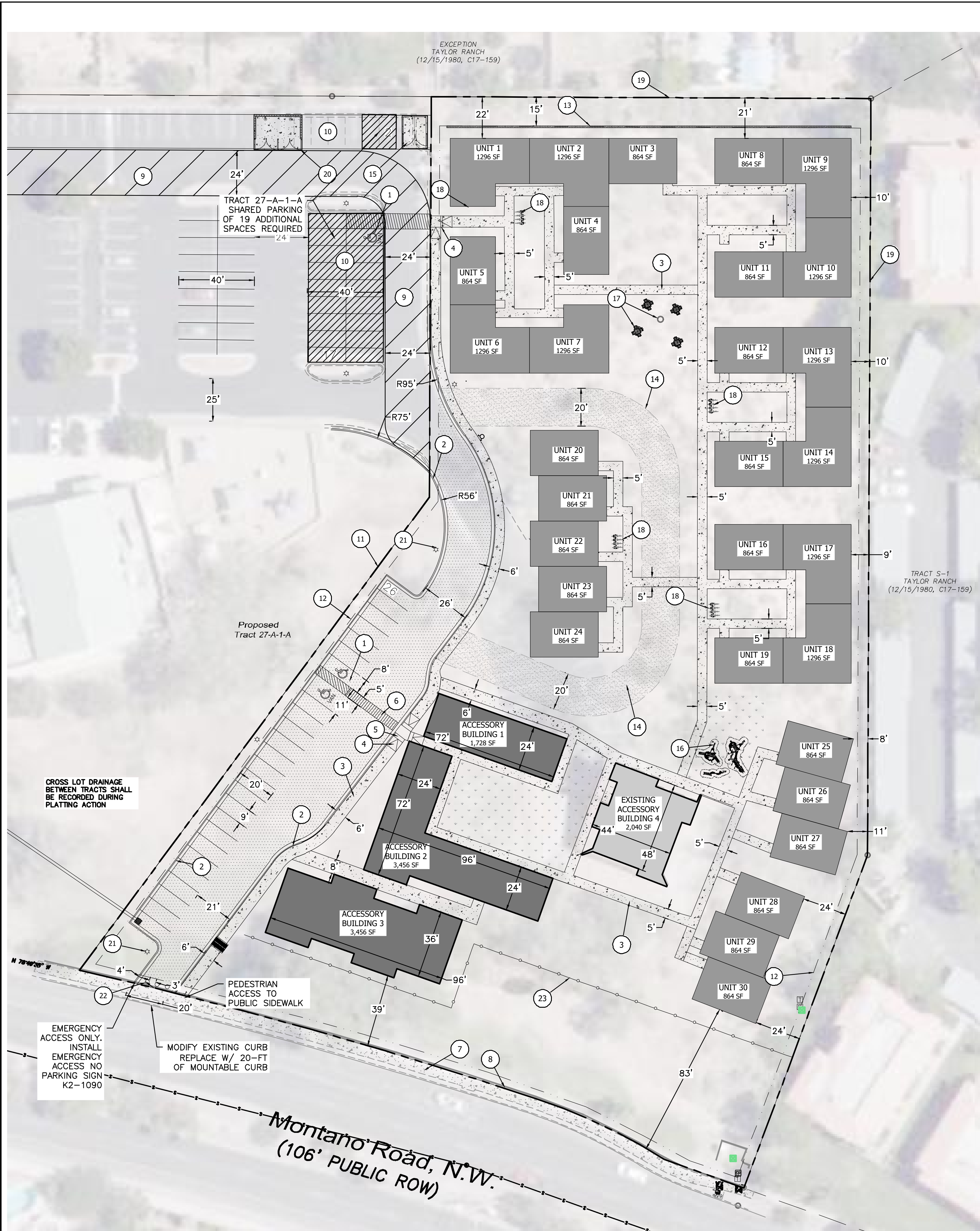
DATE: September 2, 2020

ACTION:

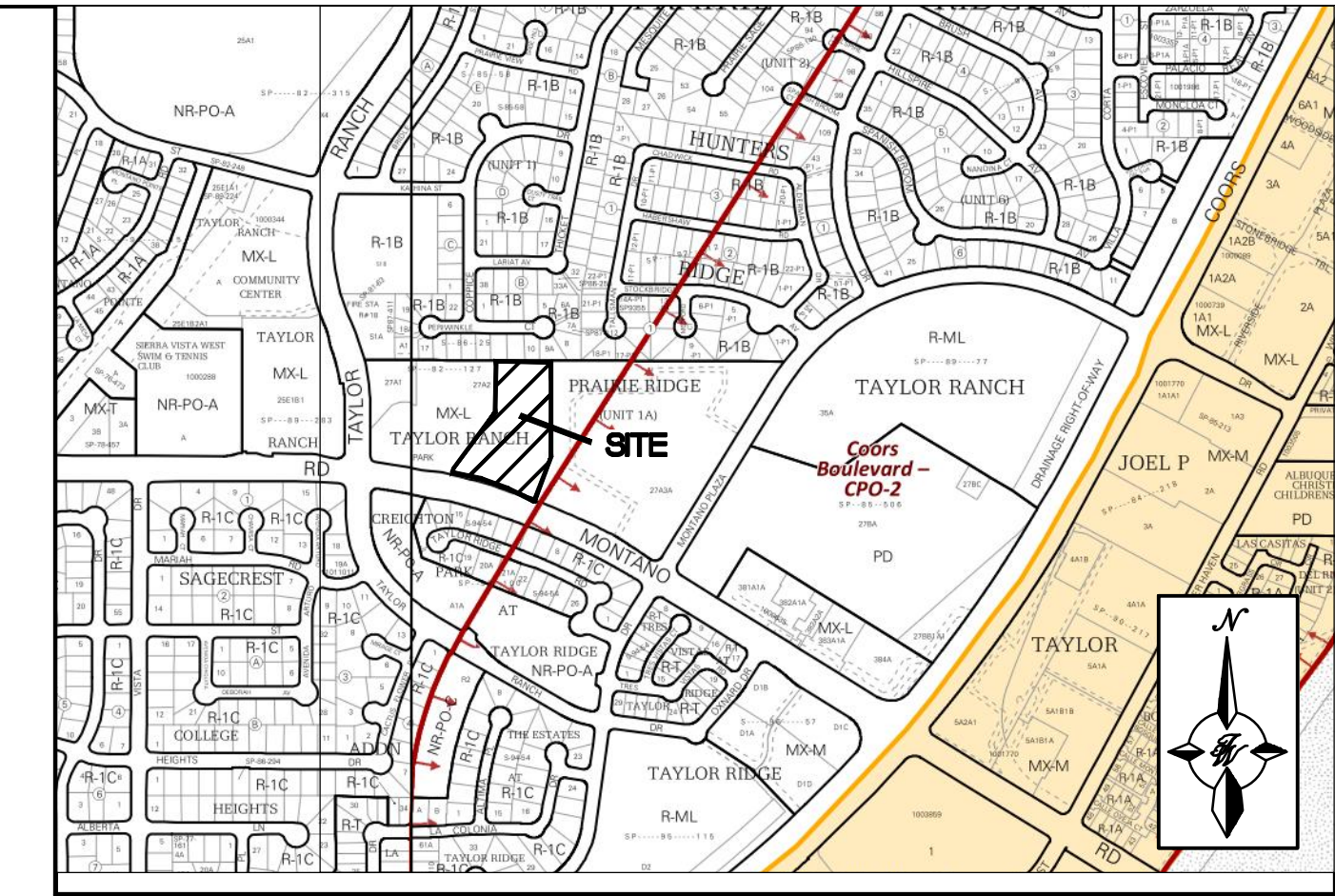
DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



PROPOSED CROSS ACCESS TO DEVELOPMENT TO BE CREATED BY PLATTING ACTION



VICINITY MAP: E-11 12-2

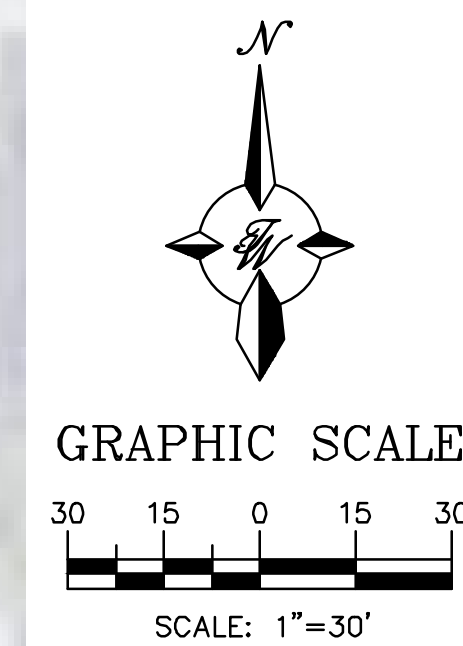
INDEX TO DRAWINGS

- 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

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)

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.

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.

LEGAL DESCRIPTION:
 TRACT 27-A-1 AND 27-A-2 OF TAYLOR RANCH, REDIVISION 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:

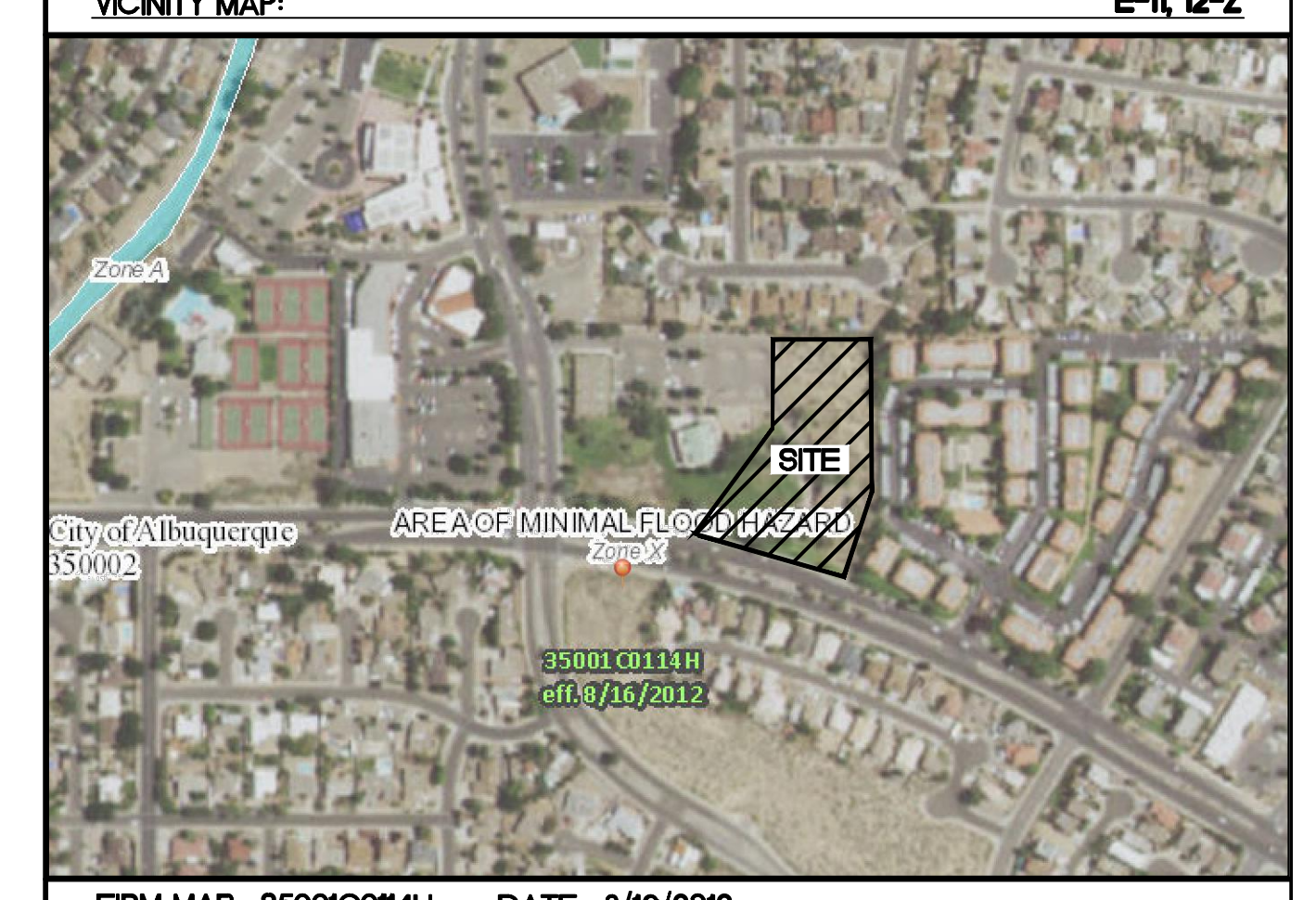
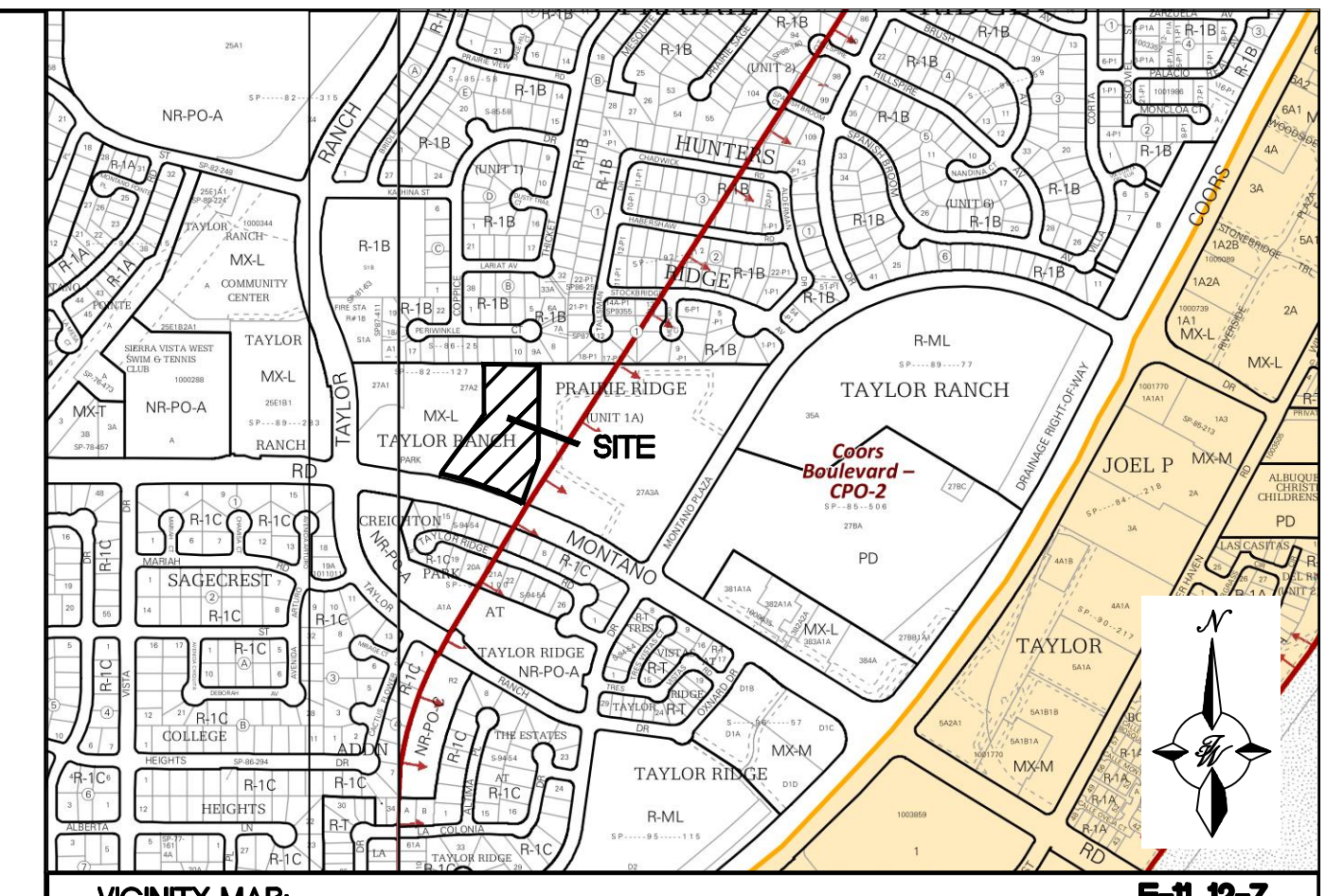
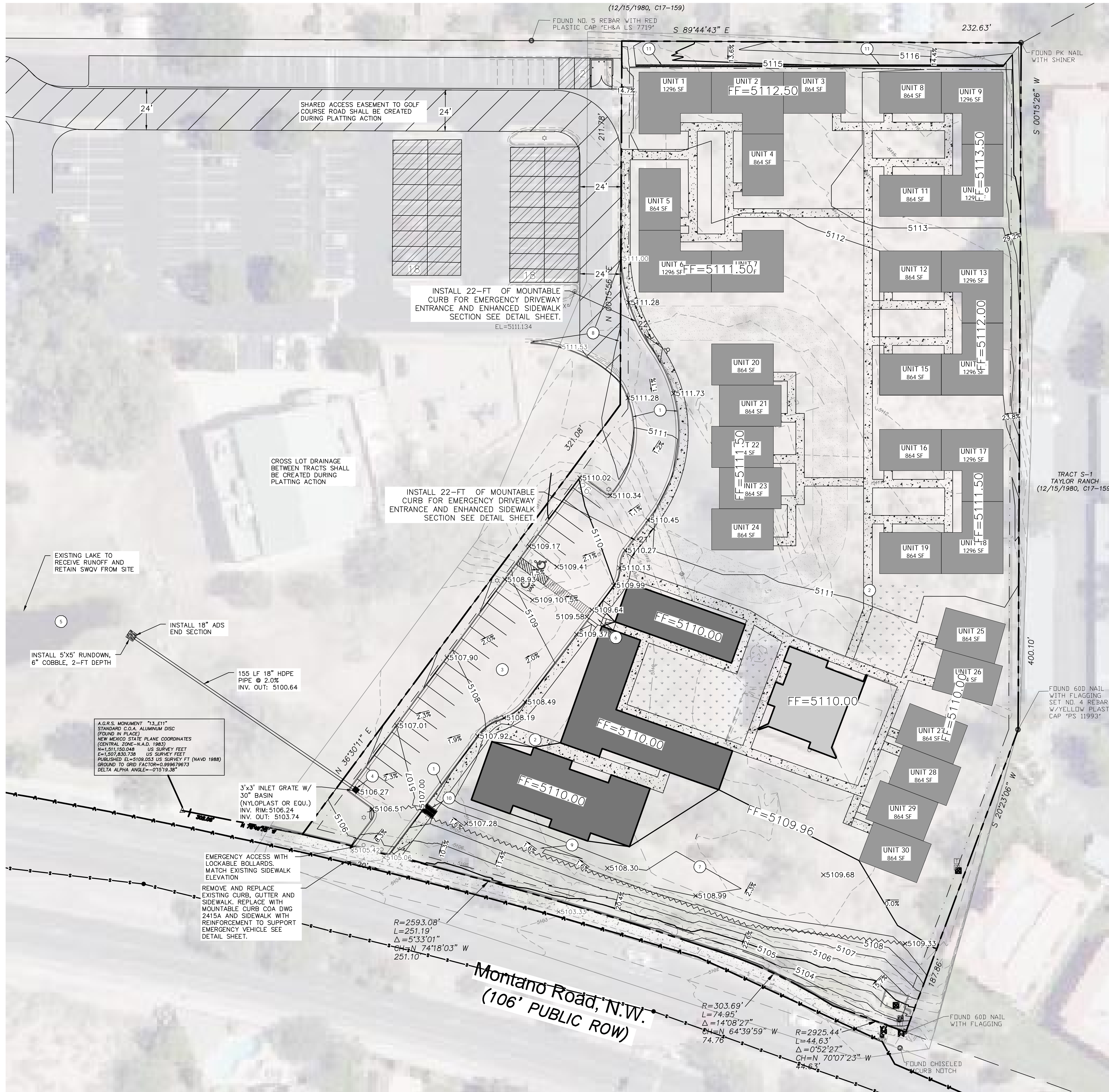
Traffic Engineer, Transportation Division	_____	Date
Water Utility Development	_____	Date
Parks & Recreation Department	_____	Date
City Engineer	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

* Environmental Health, if necessary



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 7/28/2020 RONALD R. BOHANNAN P.E. #7868	SARANAM AT 4701 MONTANO RD NW SITE PLAN	DRAWN BY BF DATE 7/28/2020 2019080_SPE SHEET # C1 JOB # 2019080
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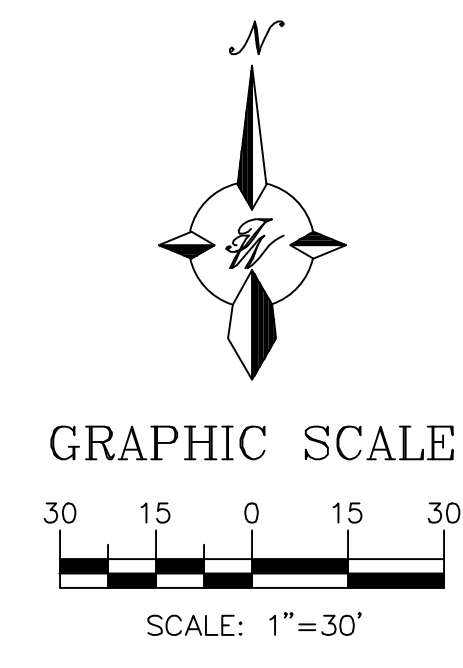
VICINITY MAP: E-11, 12-2
 FIRM MAP: 35001C0114H DATE: 8/16/2012

KEYED NOTES

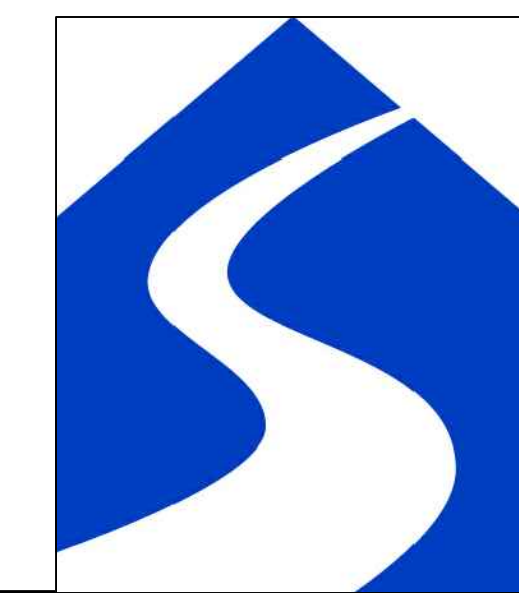
- 1 6" CURB AND GUTTER
- 2 5-FT CONCRETE SIDEWALK
- 3 ASPHALT PAVING (SEE GEOTECH REPORT)
- 4 CATCH BASIN SEE CALL OUT DETAIL THIS SHEET
- 5 EXISTING LAKE PER SIDE DEVELOPMENT PLAN, RECEIVING ALL RUNOFF FROM PROPERTY
- 6 ACCESSIBLE RAMP PER ADA STANDARDS
- 7 MAINTAIN EXISTING LANDSCAPING. SEE LANDSCAPING SHEET.
- 8 MATCH EXISTING ASPHALT PAVEMENT, CURB AND GUTTER ON ADJACENT PROPERTY
- 9 BUILD 5-FT DRAINAGE SWALE PER DETAIL SHEET
- 10 BUILD TWO 24-INCH SIDEWALK CULVERTS PER COA DWG 2236
- 11 BUILD 2-FT CMU BLOCK WALL

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - 5010 EXISTING CONTOUR MAJOR
- - - 5011 EXISTING CONTOUR MINOR
- - - x 5048.25 EXISTING SPOT ELEVATION
- GRADE BREAK AT ENTRANCE



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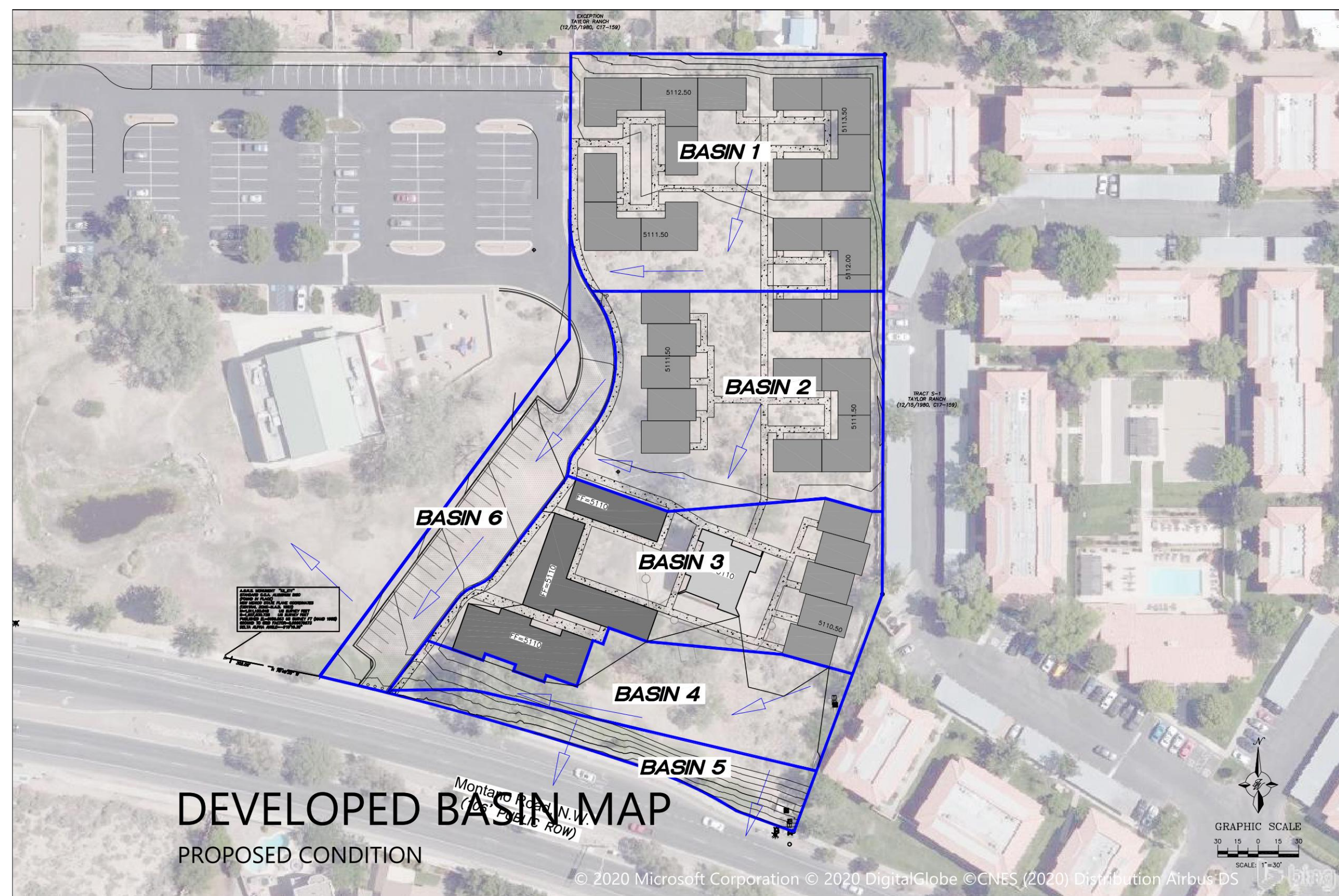
ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 2/26/2020
 RONALD R. BOHANNAN
 P.E. #7868

SARANAM AT
4701 MONTANO RD NW
CONCEPTIONAL GRADING
& DRAINAGE PLAN

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

DRAWN BY
 BF
 DATE
 2/26/2020
 2019080_GRE

SHEET #
C2
 JOB #
 2019080



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 ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				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
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	149,871	3.44	0.00538		3.092	0.000	0.000	0.000	0.348			0.171	5.51		0.057	1.75	

Proposed Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr			100-Year, 10-day			SWQV				
				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)			
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

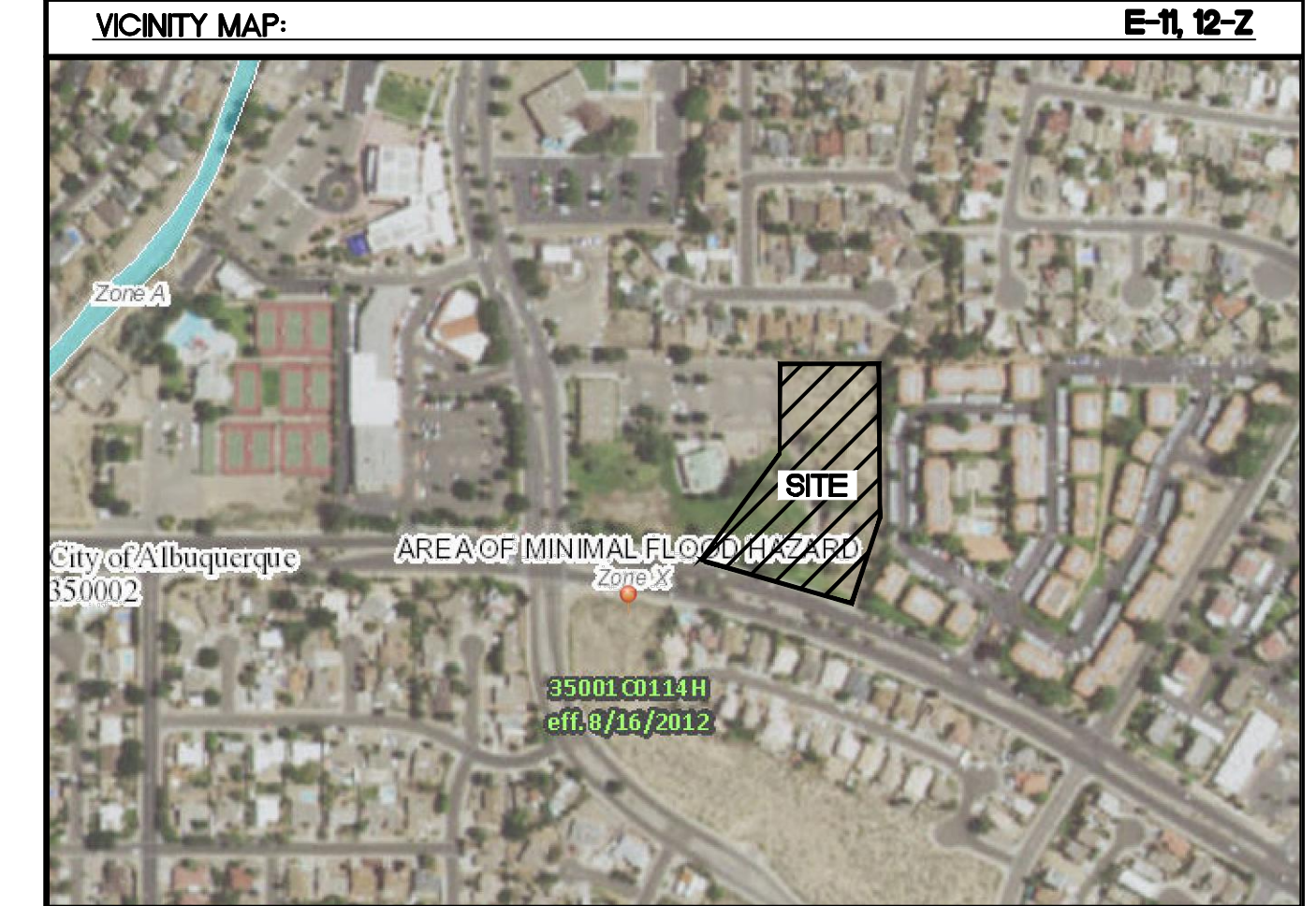
Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.29	0.24
Qb	2.03	0.76
Qc	2.87	1.49
Qd	4.37	2.89

Equations:

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

Stormwater Quality Volume

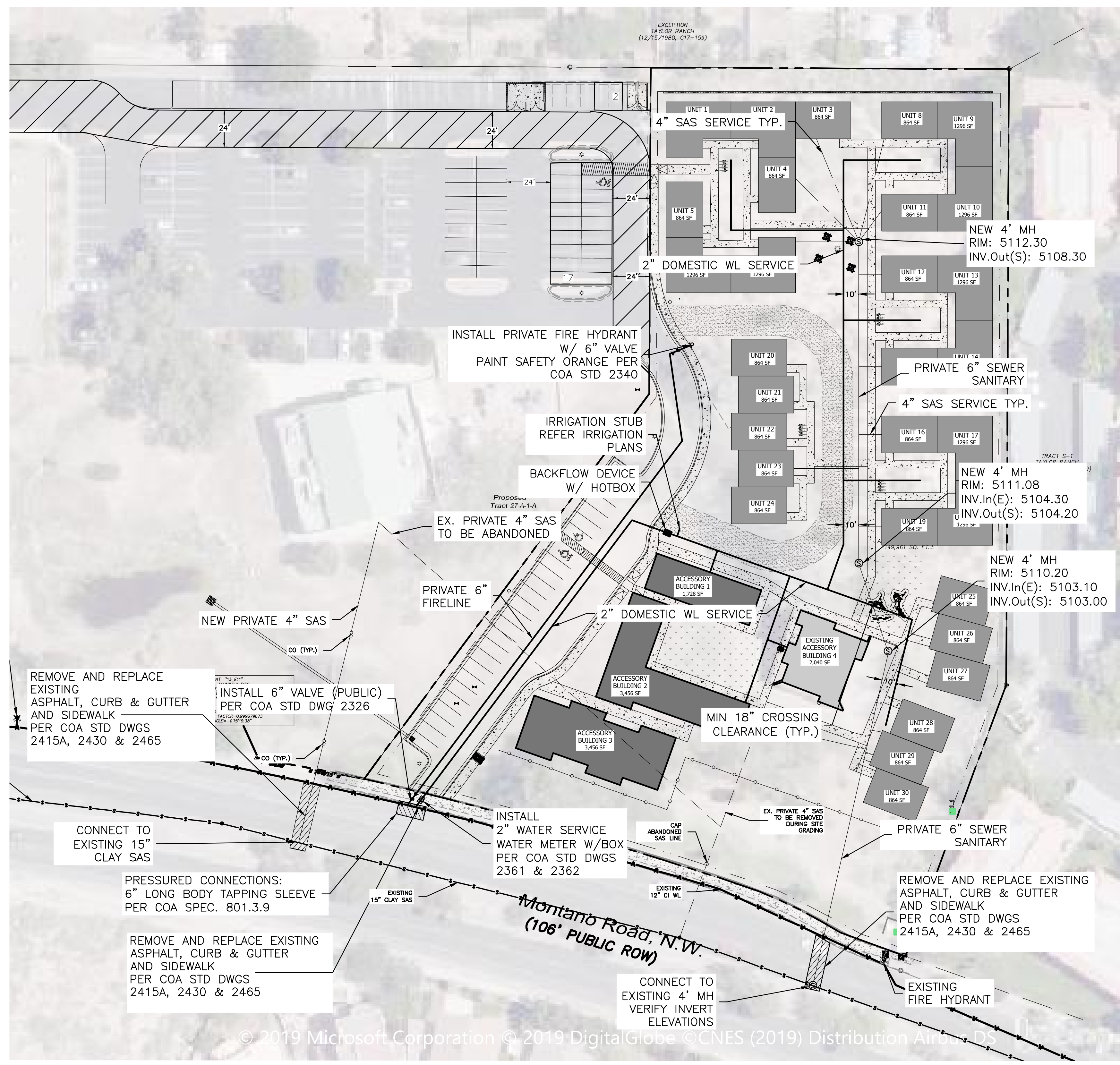
Total Impervious Area = Σ Area in "Treatment D"
Retention depth = 0.42" Per DPM Pg. 272 0.035 Foot
Retention Volume = $= 0.035 \times \text{area}$ Cubic Feet



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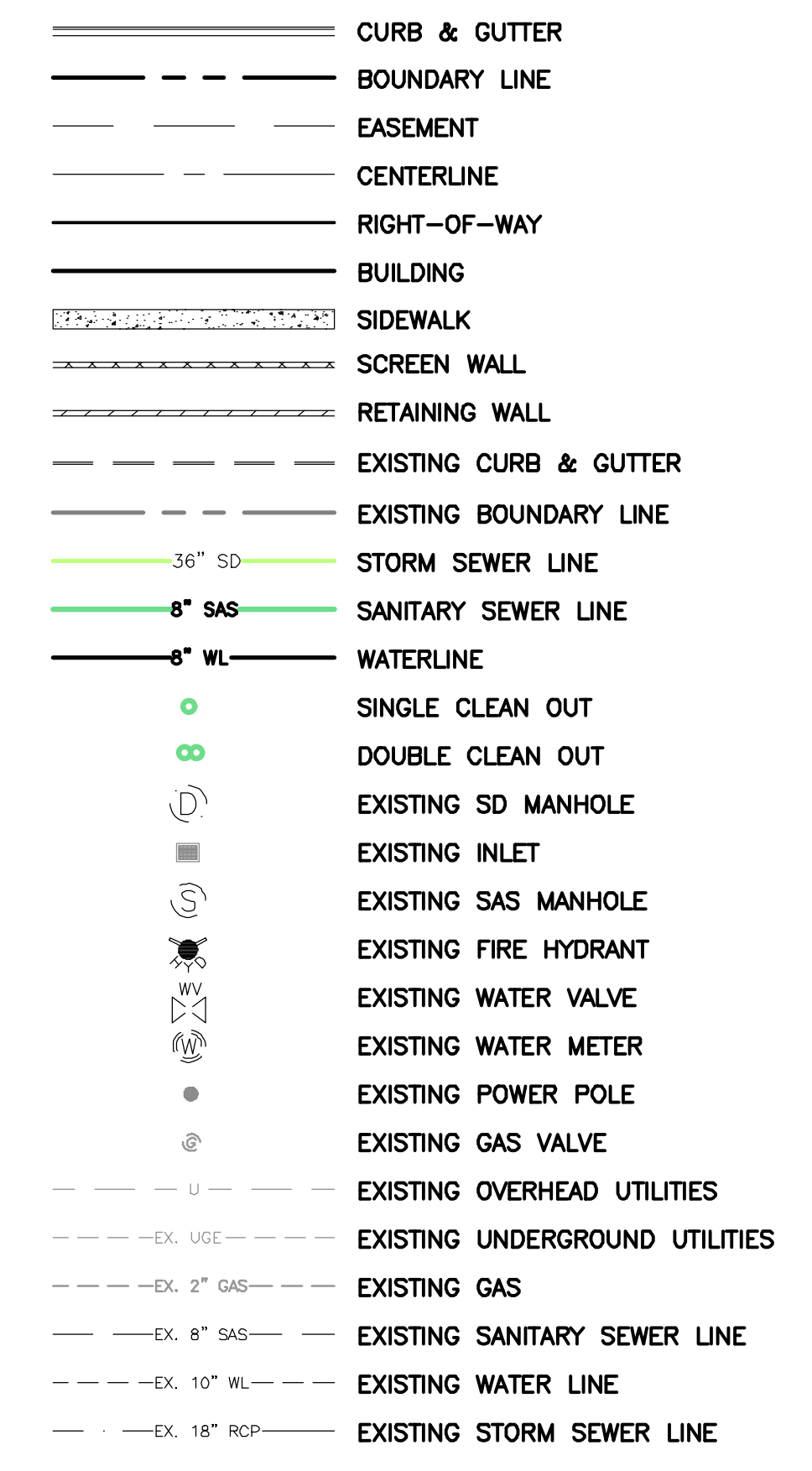
	ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 2/26/2020 RONALD R. BOHANNAN P.E. #7868	SARANAM AT 4701 MONTANO RD NW CONCEPTUAL GRADING & DRAINAGE PLAN	DRAWN BY BF DATE 2/26/2020 2019080_GRE
		SHEET # C2-A JOB # 2019080	

\\TWSV\SZ_Drive\2019\2019080_Golf Course & Montano 25 Unit Home (Saranam)\dwg\FPC\2019080_MUE.dwg, Sep 10, 2020 - 1:11pm



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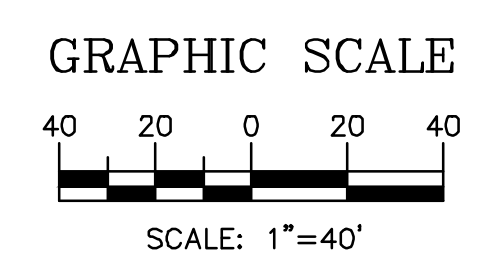
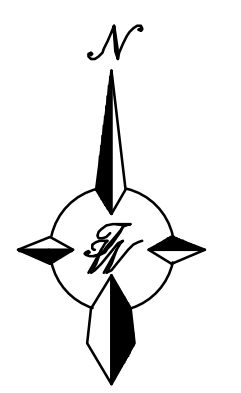
LEGEND



MATERIALS (OR EQUIVALENT APPROVED):
 1. SEWER TO BE SDR-35 PVC
 2. WATER LINE TO BE C900-PVC DR18

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.

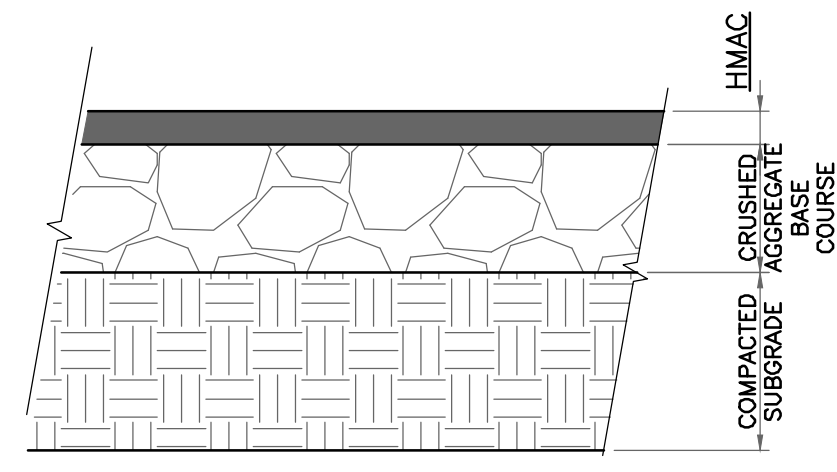
ABCWUA NOTES:

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/).

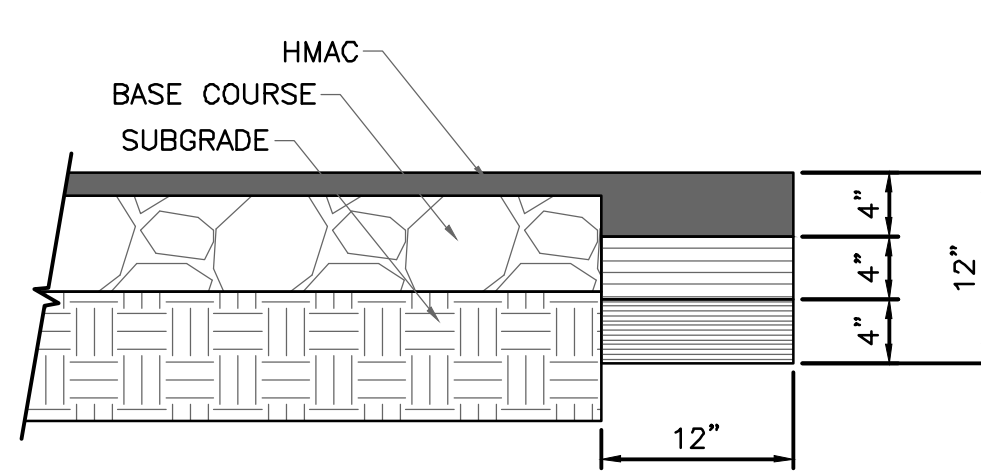
CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES 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 RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 7/28/2020	SARANAM AT 4701 MONTANO RD NW MASTER UTILITY PLAN	DRAWN BY BF DATE 7/28/2020 2019080_MUE
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # C3 JOB # 2019080



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

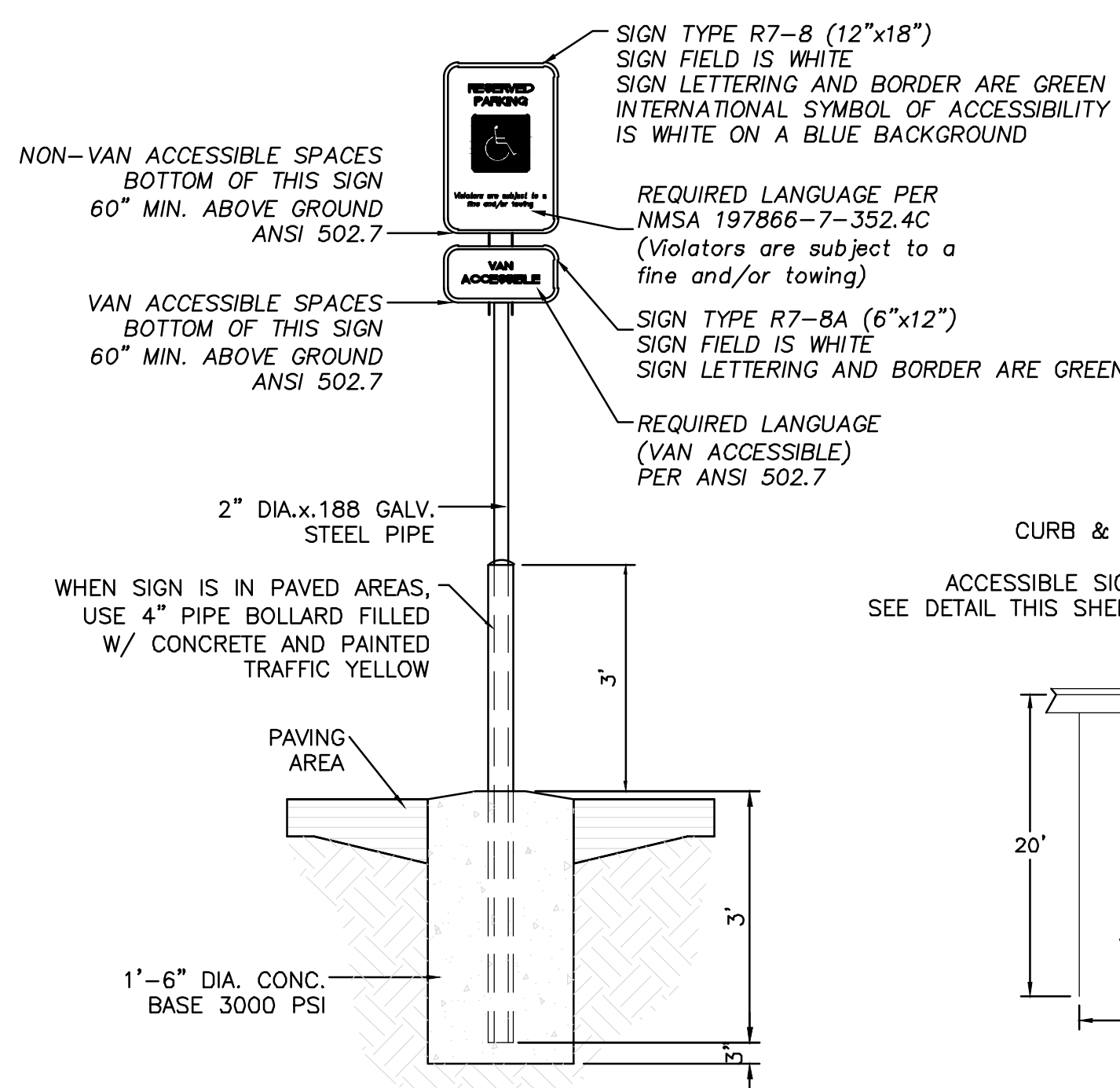
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. 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:

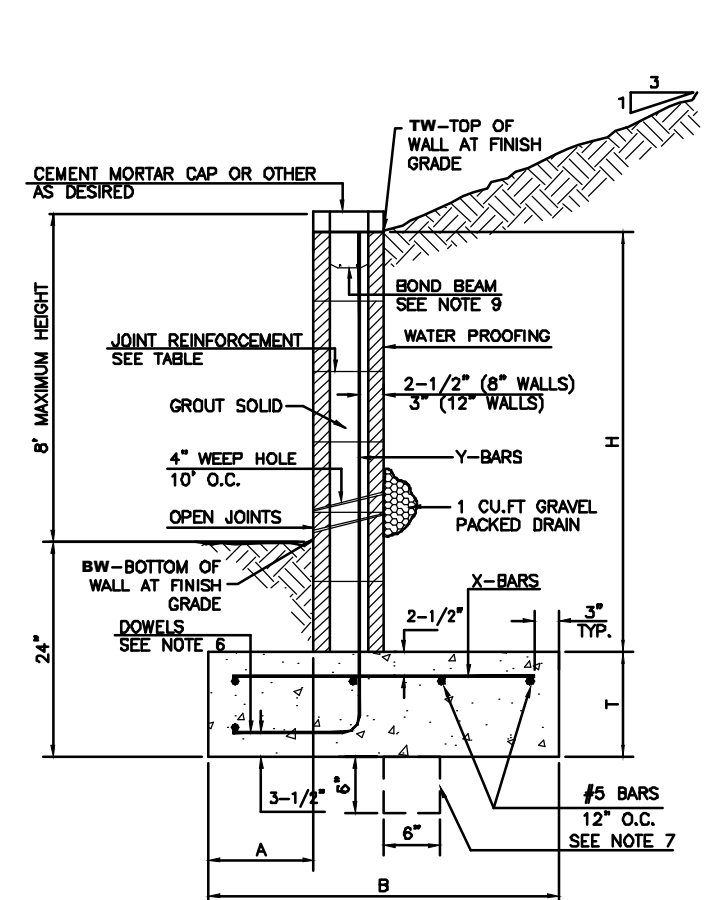
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



ACCESSIBLE PARKING SIGN
NTS

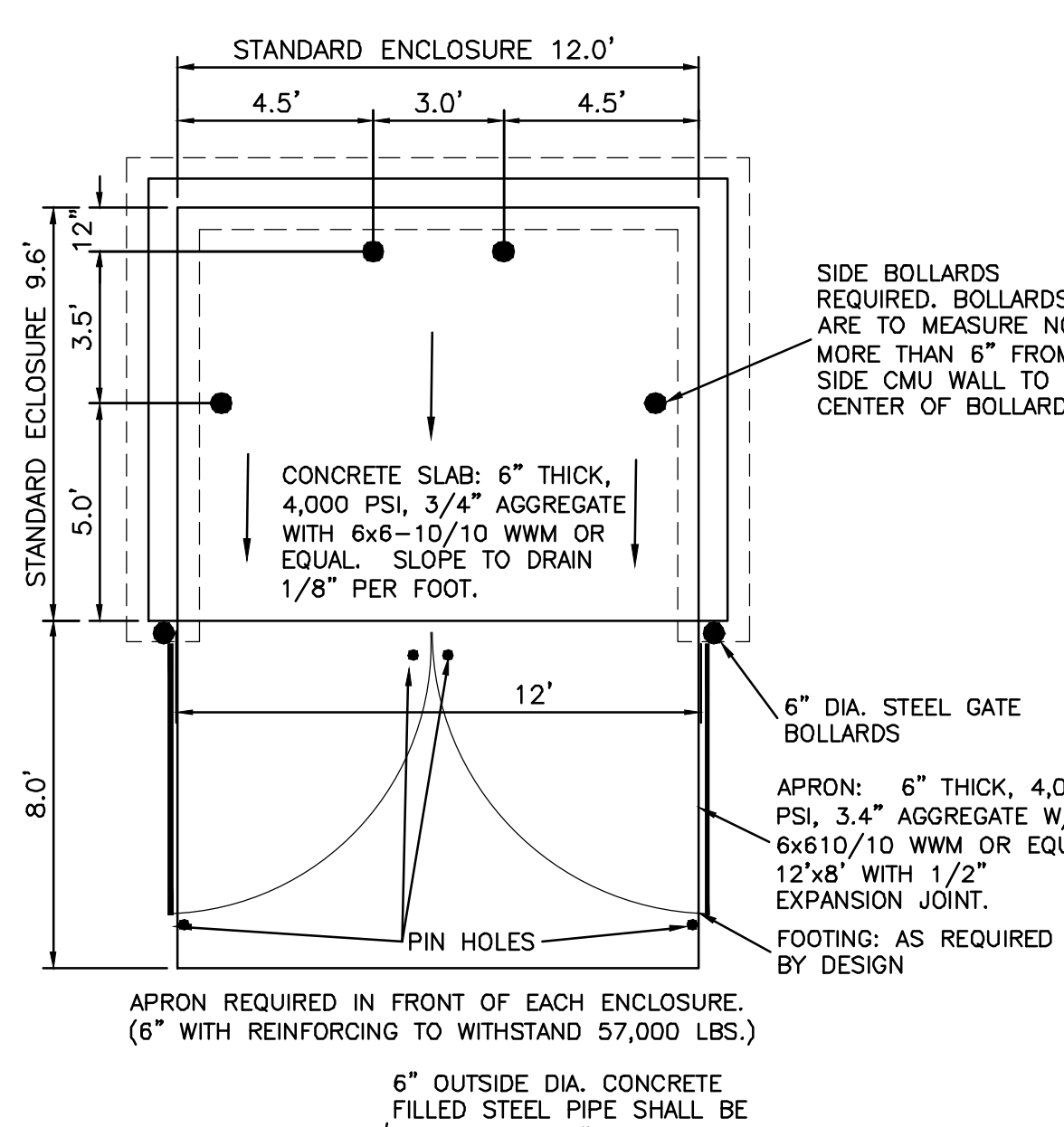
NOTES:
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue.
3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one 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



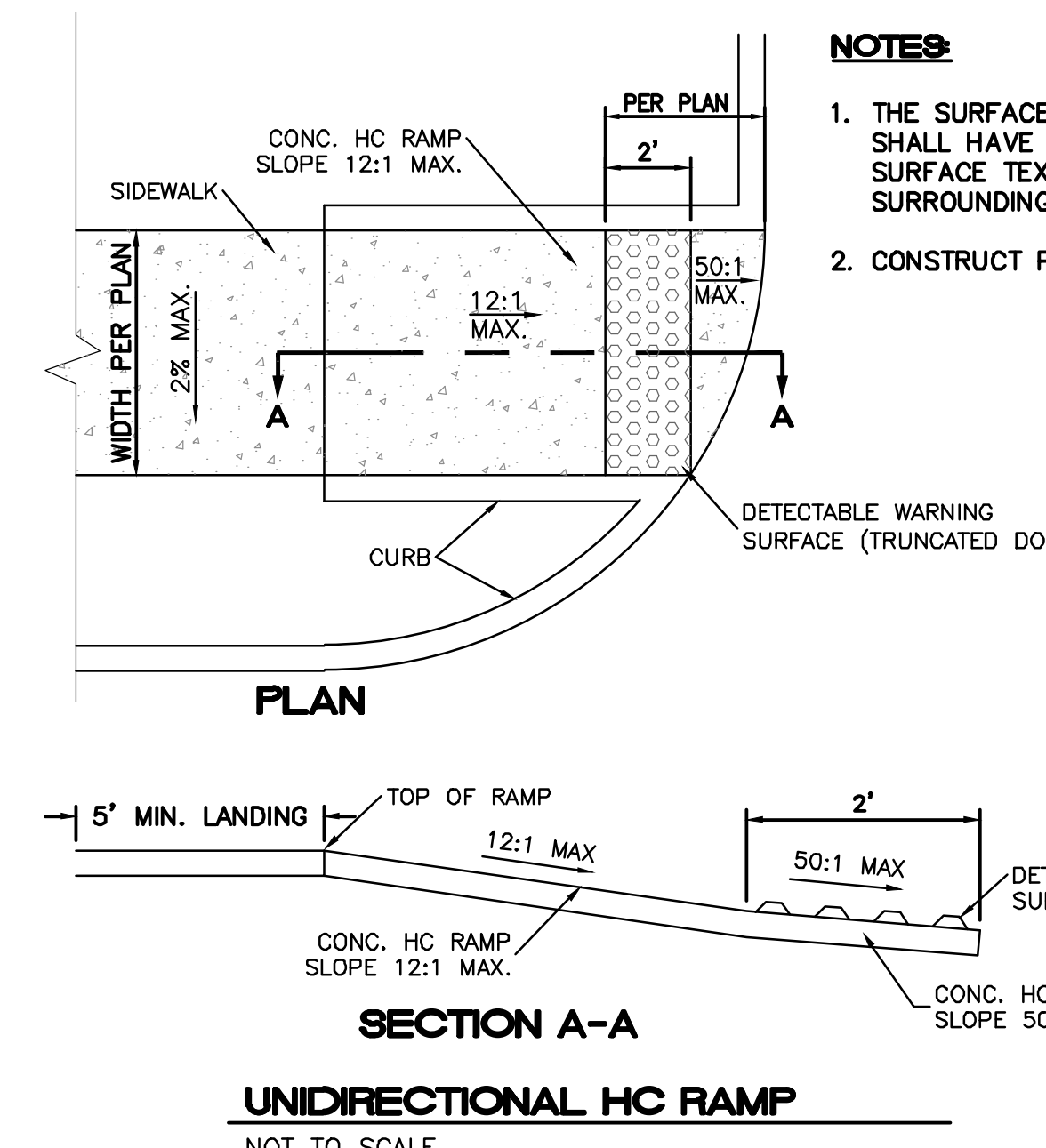
8 INCH REINFORCED CONCRETE MASONRY WALL									
FL-TH.	IN.	FL-TH.	IN.	Y-BARS	X-BARS	FL-TH.	IN.	Y-BARS	X-BARS
2'-0"	8"	2'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	2'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-2"	8"	2'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	2'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-4"	8"	2'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	2'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-6"	8"	2'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	2'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-8"	8"	2'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	2'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-0"	8"	3'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	3'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-2"	8"	3'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	3'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-4"	8"	3'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	3'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-6"	8"	3'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	3'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-8"	8"	3'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	3'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-0"	8"	4'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	4'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-2"	8"	4'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	4'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-4"	8"	4'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	4'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
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4'-8"	8"	4'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	4'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
5'-0"	8"	5'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	5'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
5'-2"	8"	5'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	5'-2"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
5'-4"	8"	5'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	5'-4"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
5'-6"	8"	5'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	5'-6"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
5'-8"	8"	5'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	5'-8"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.
6'-0"	8"	6'-0"	8"	#4 @ 32" O.C.	#4 @ 24" O.C.	6'-0"	8"	#4 @ 32" 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 BE A 2.0X.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE EMB-6-WALL EVERY OTHER COURSE.
 - JOISTS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 20 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
 - PROVIDE KEY FOR 12" AND 12" WALLS WHERE IT EXCEEDS 6'-0" EVERY 16".
 - BOND BEAM: 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#8 BARS FOR WALLS OVER 5'-4".



DUMPSTER ENCLOSURE DETAIL
NTS

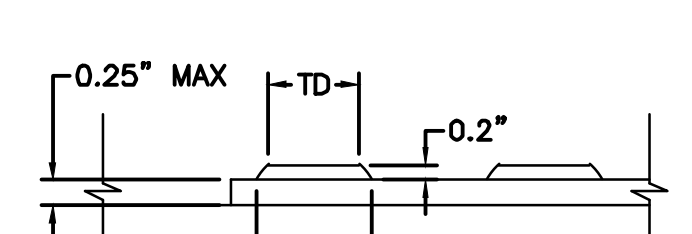
- NOTES:**
- THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
 - SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN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



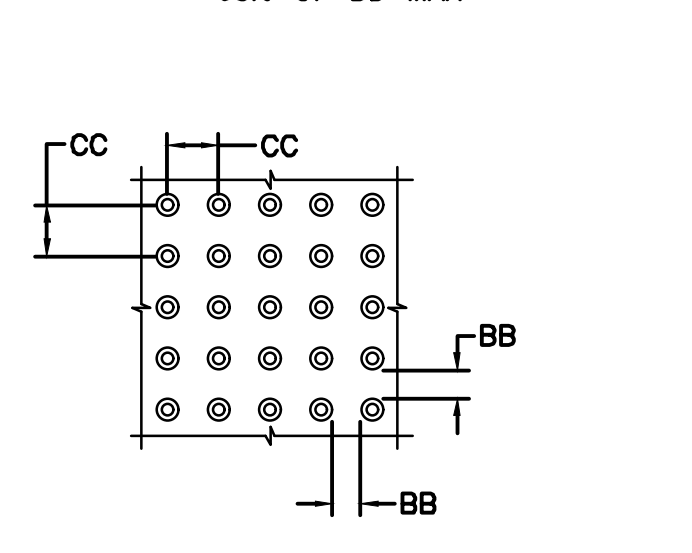
UNIDIRECTIONAL HC RAMP
NOT TO SCALE

NOTES:

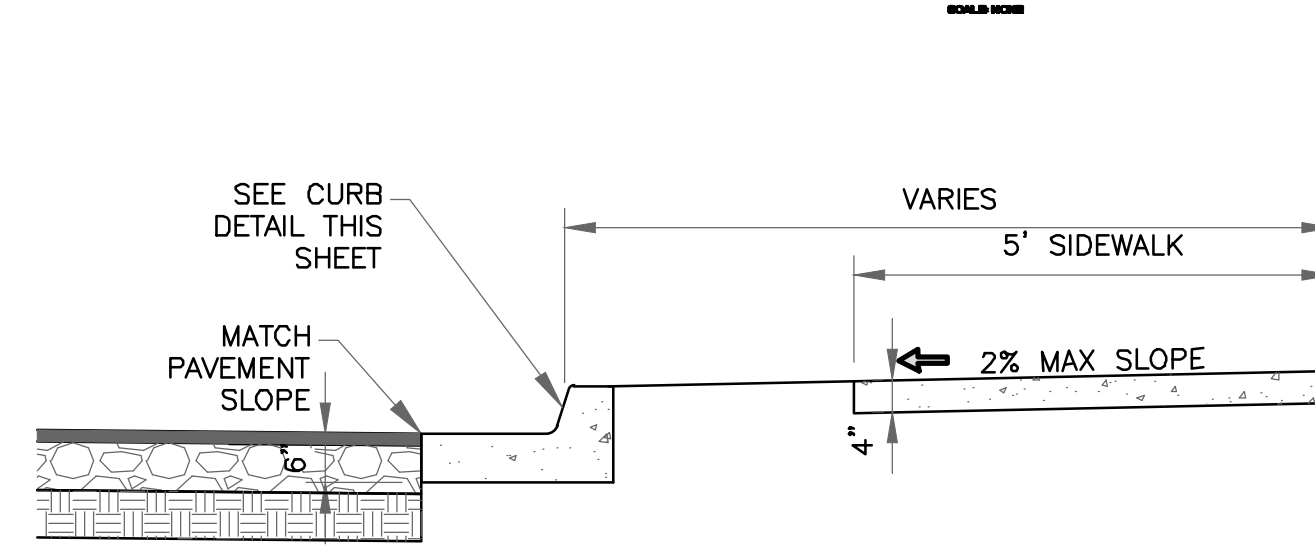
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



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

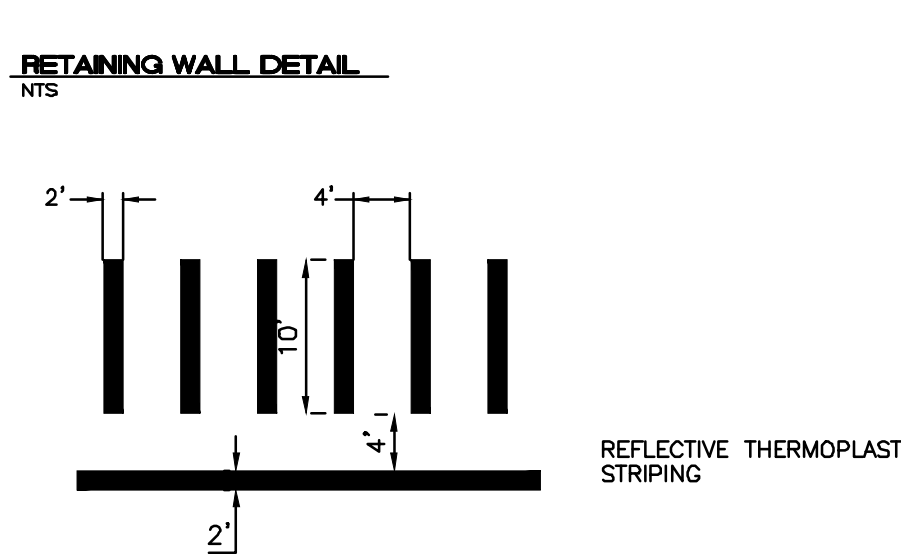


DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



CURB & GUTTER AND SIDEWALK DETAIL
SCALE: 1"=2'

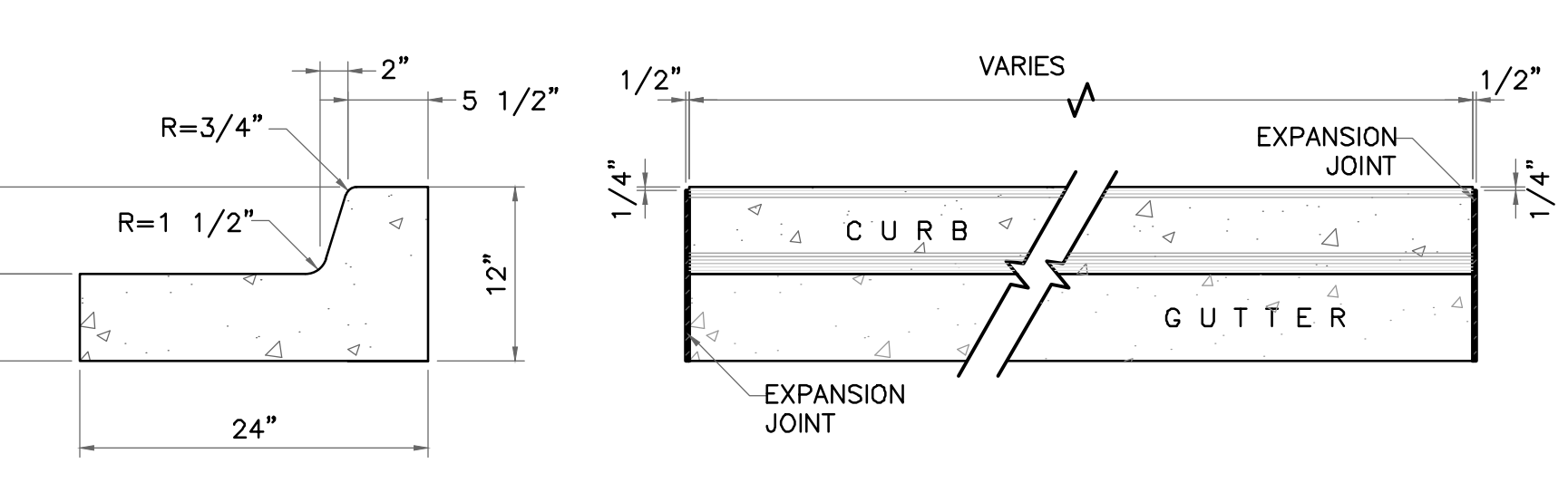
- NOTES:**
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
 - DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
 - EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 - EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING 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.



RETAINING WALL DETAIL
NTS

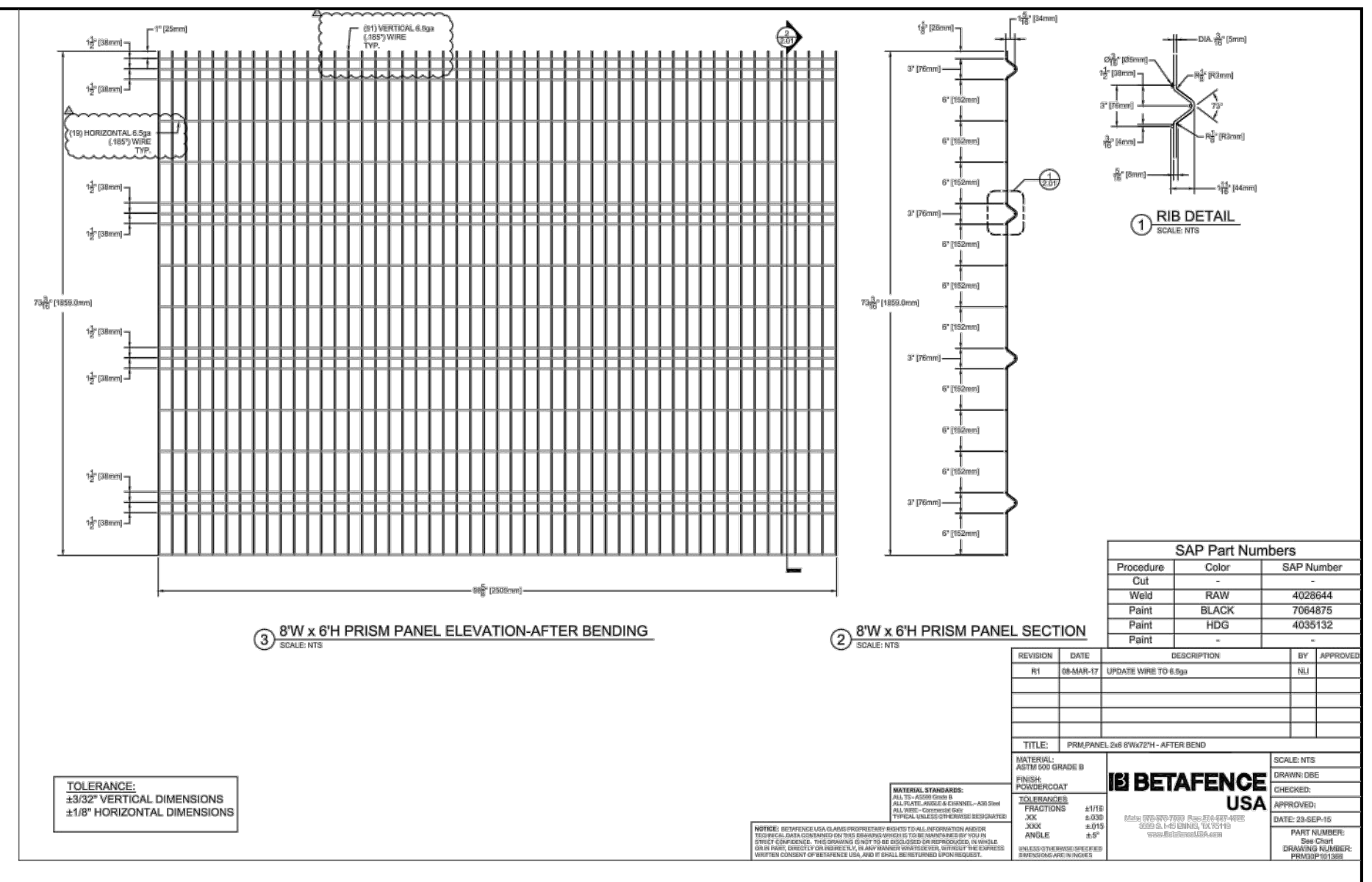
- ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)

CROSSWALK DETAIL
NTS



STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1"=1'

- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 - CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
 - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 - CONCRETE: CLASS "A" 3000 PSI.
 - EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
 - THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.



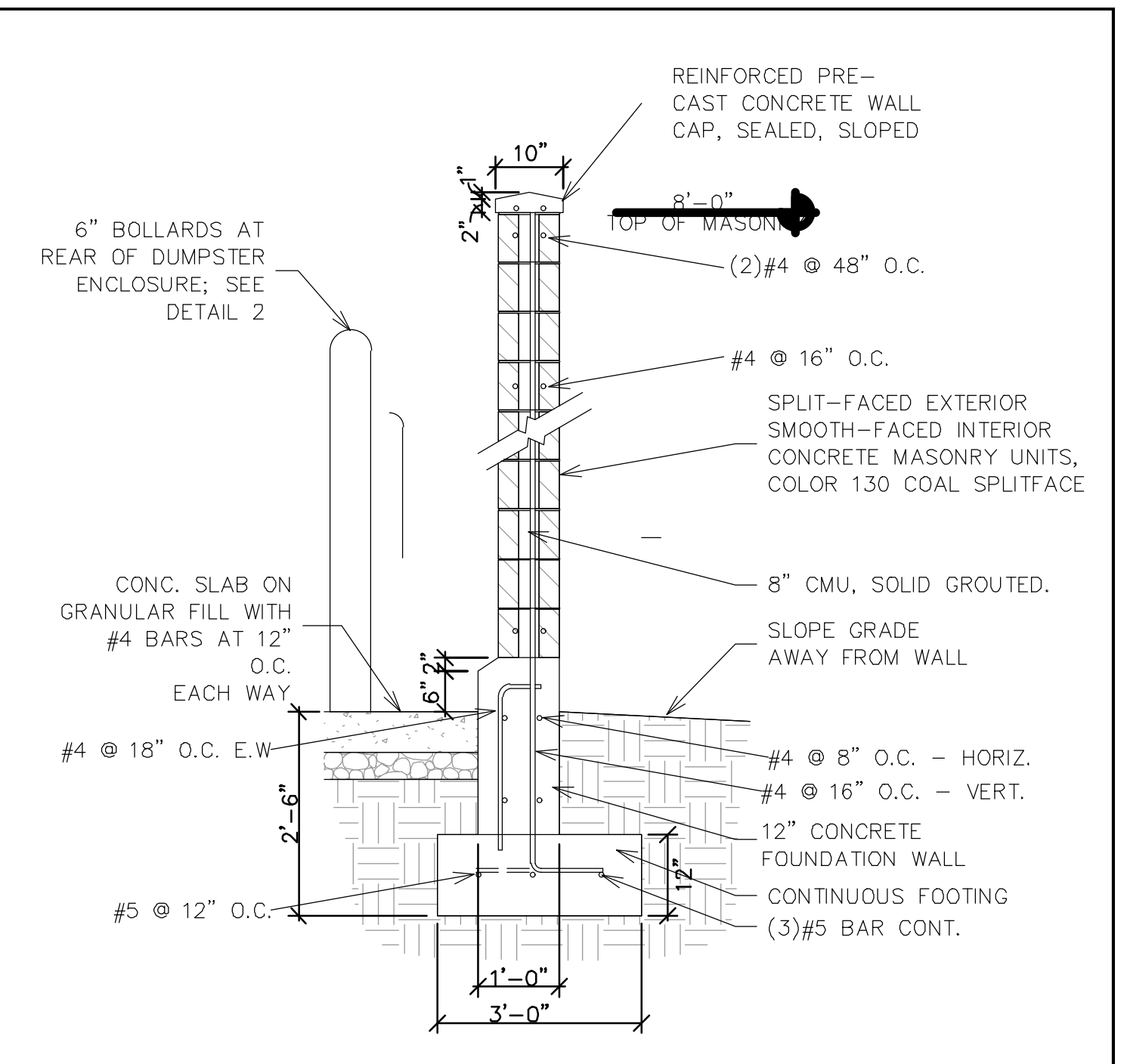
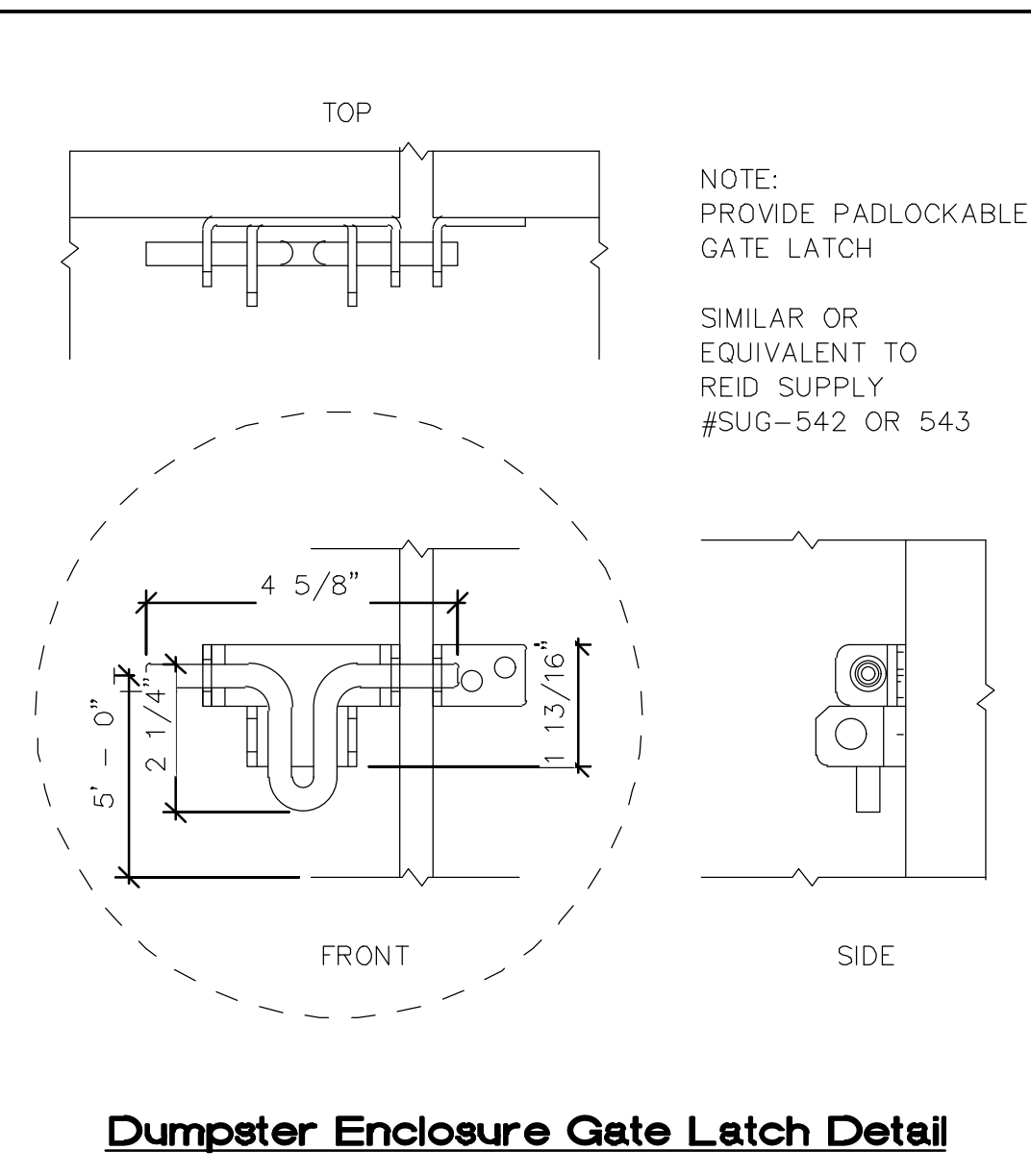
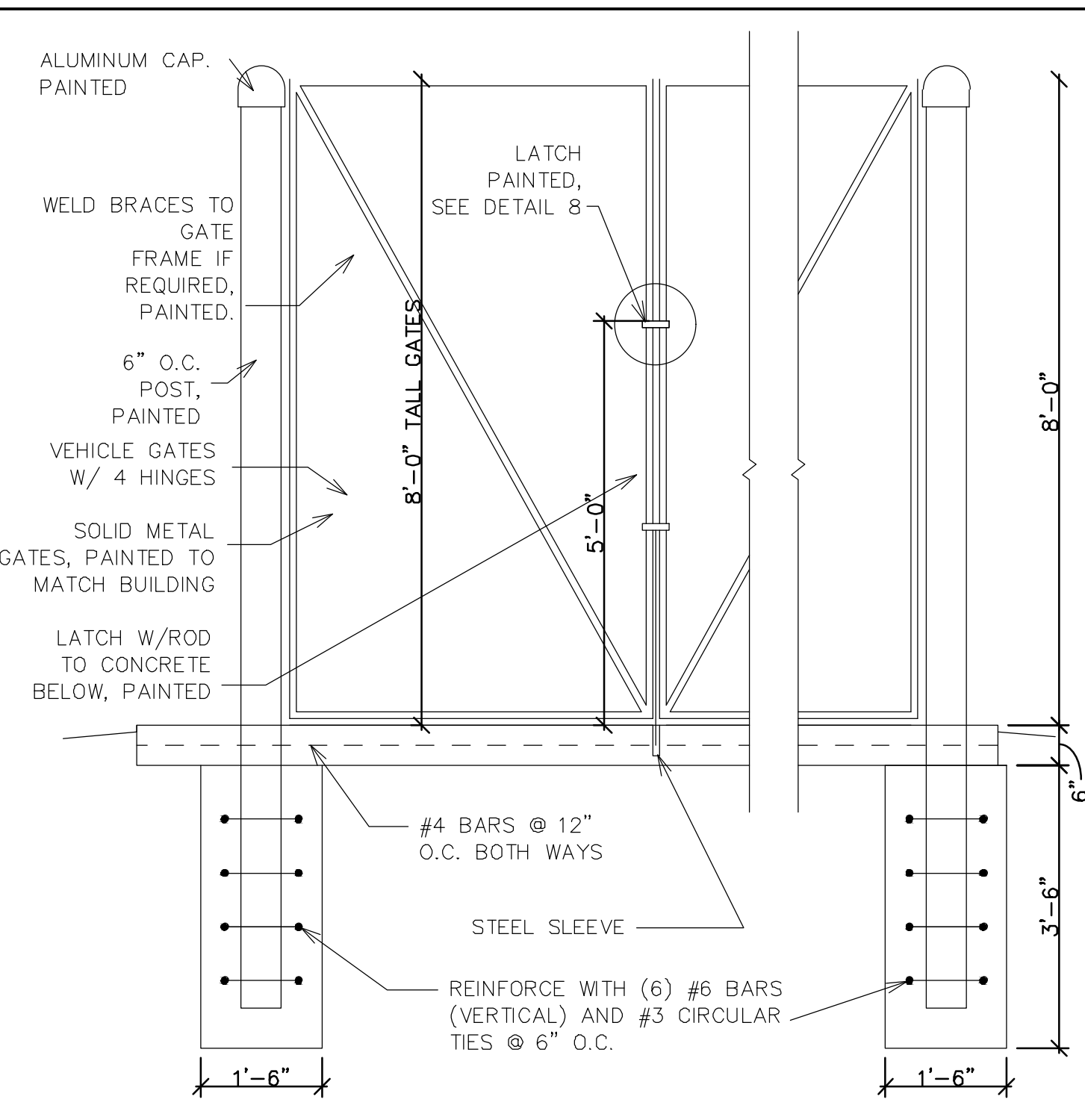
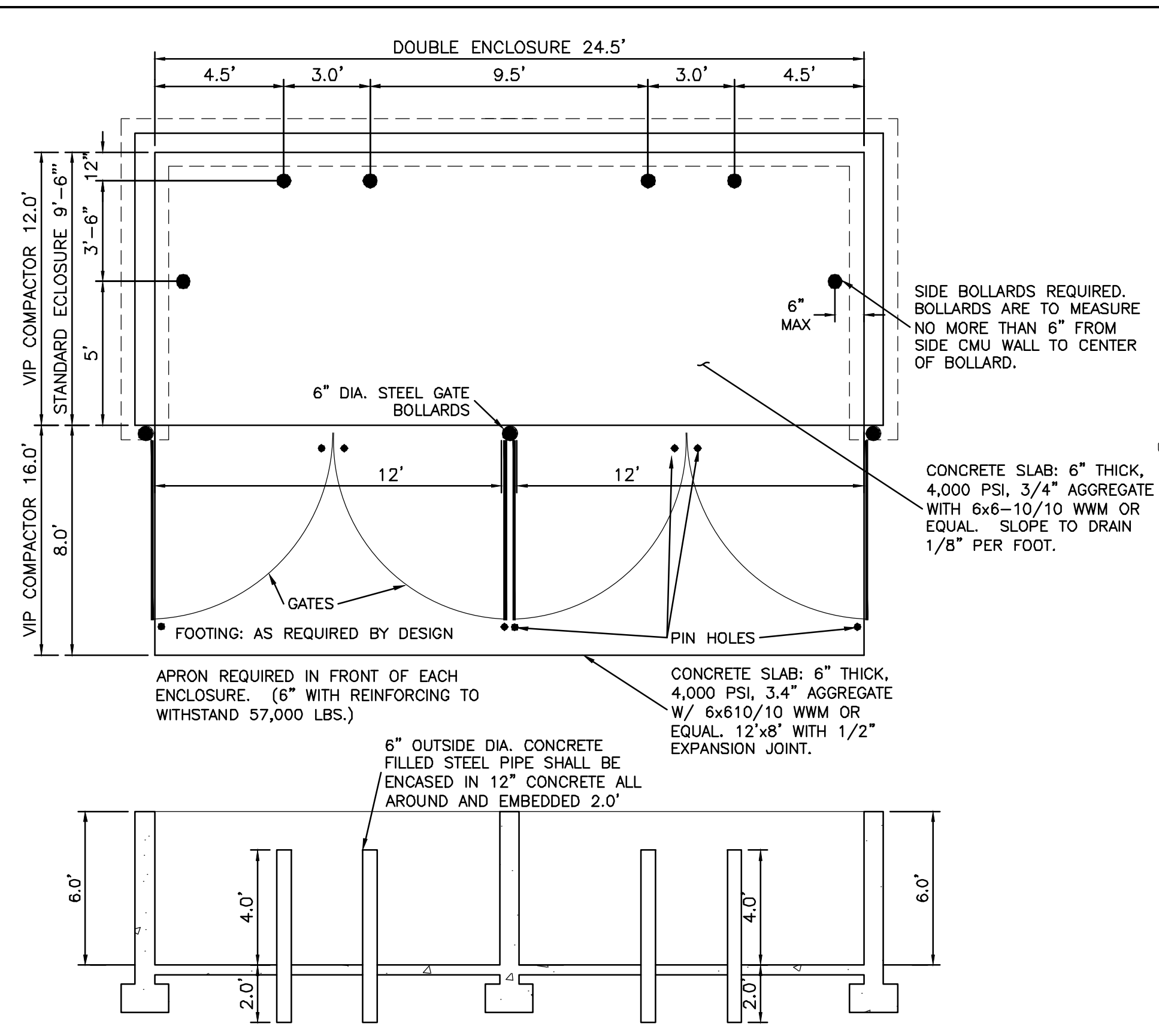
5W x 6H PRISM PANEL SECTION
SCALE: 1"=1'

SAP Part Numbers	
Procedure	SAP Number
WALL	400844
Panel	706475
Panel	400172

BETAFENCE USA
11000 W. CENTRAL AVENUE, SUITE 100, DENVER, CO 80231
TEL: (303) 751-1100 FAX: (303) 751-1101
WWW.BETAFENCE.COM

ISSUED FOR DRB ONLY

	SARANAM AT	DRAWN BY
	4701 MONTANO RD NW	BF
	CONSTRUCTION DETAILS	DATE
		7/28/2020
		2019080_DTE
		SHEET #
		C4
		JOB #
		2019080



Dumptster Enclosure Gate Detail

Dumpster Enclosure Wall Section

- 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.

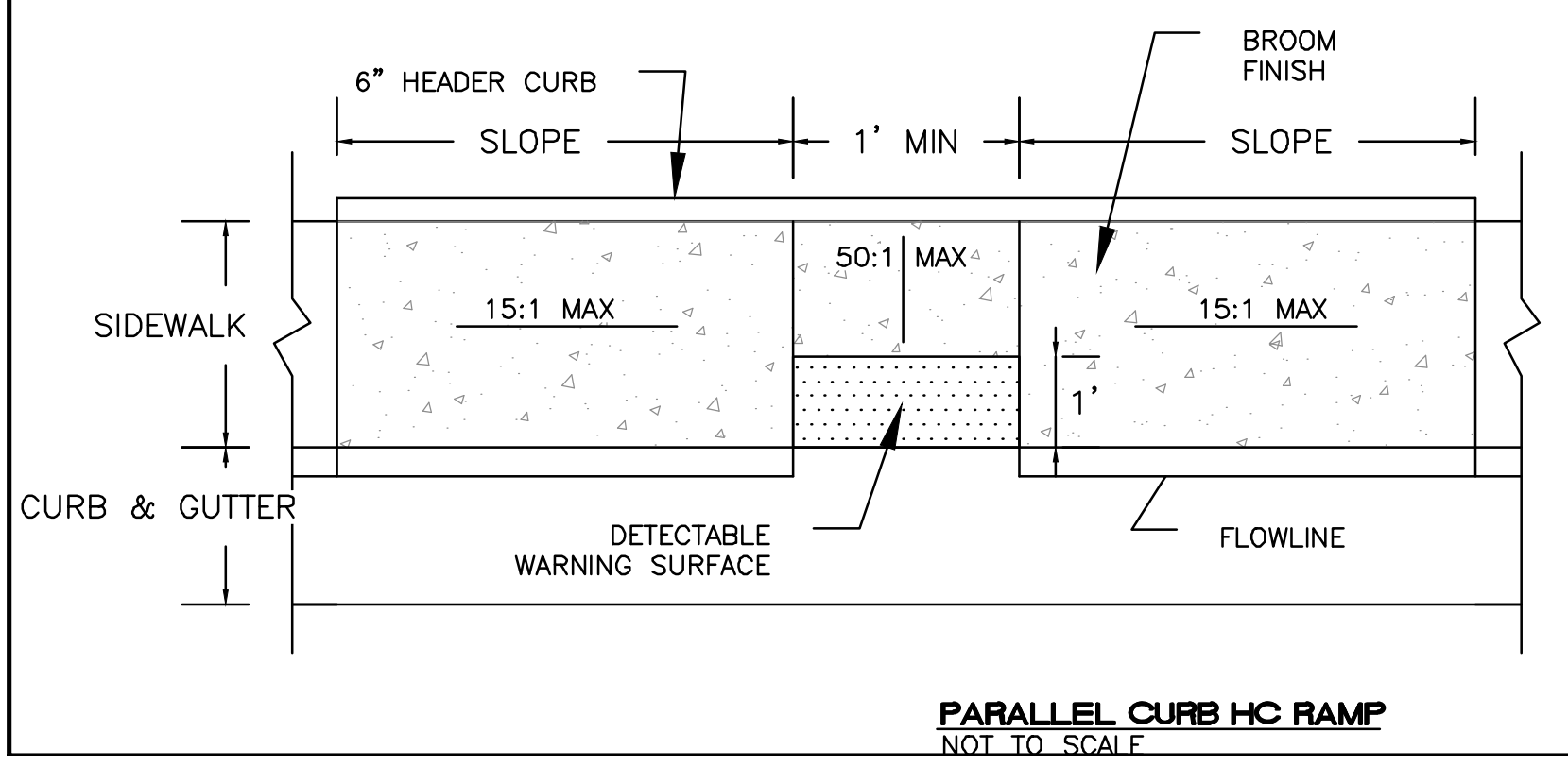
DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL
NTS

MANUAL OPERATED RETRACTABLE RECOMMENDED USES	MANUAL LIFT BOLLARD	MANUAL OPERATED RETRACTABLE BOLLARD												
<ul style="list-style-type: none"> Non-Security Parking Garages Traffic Control Car Dealerships Schools 	<p>Stainless Steel</p>	<ul style="list-style-type: none"> Non-Security <table border="1"> <tr> <td>LBARR14000</td> <td>4"</td> <td>36"</td> </tr> <tr> <td>LBARR14000</td> <td>4"</td> <td>36"</td> </tr> <tr> <td>LBARR16000</td> <td>6"</td> <td>36"</td> </tr> <tr> <td>LBARR16000</td> <td>6"</td> <td>36"</td> </tr> </table> <p>CONCRETE BOLLARD FOUNDATION 18" MINIMUM SQUARE OR GREATER AS REQUIRED BY MANUFACTURERS SPECIFICATION</p>	LBARR14000	4"	36"	LBARR14000	4"	36"	LBARR16000	6"	36"	LBARR16000	6"	36"
LBARR14000	4"	36"												
LBARR14000	4"	36"												
LBARR16000	6"	36"												
LBARR16000	6"	36"												

CAL PIPE SECURITY BOLLARDS - 12021 WOODRUFF AVENUE, DOWNEY, CA 90241 - TEL 877.283.8519 - CALPIPEBOLLARDS.COM 17

BOLLARD SPECIFICATION

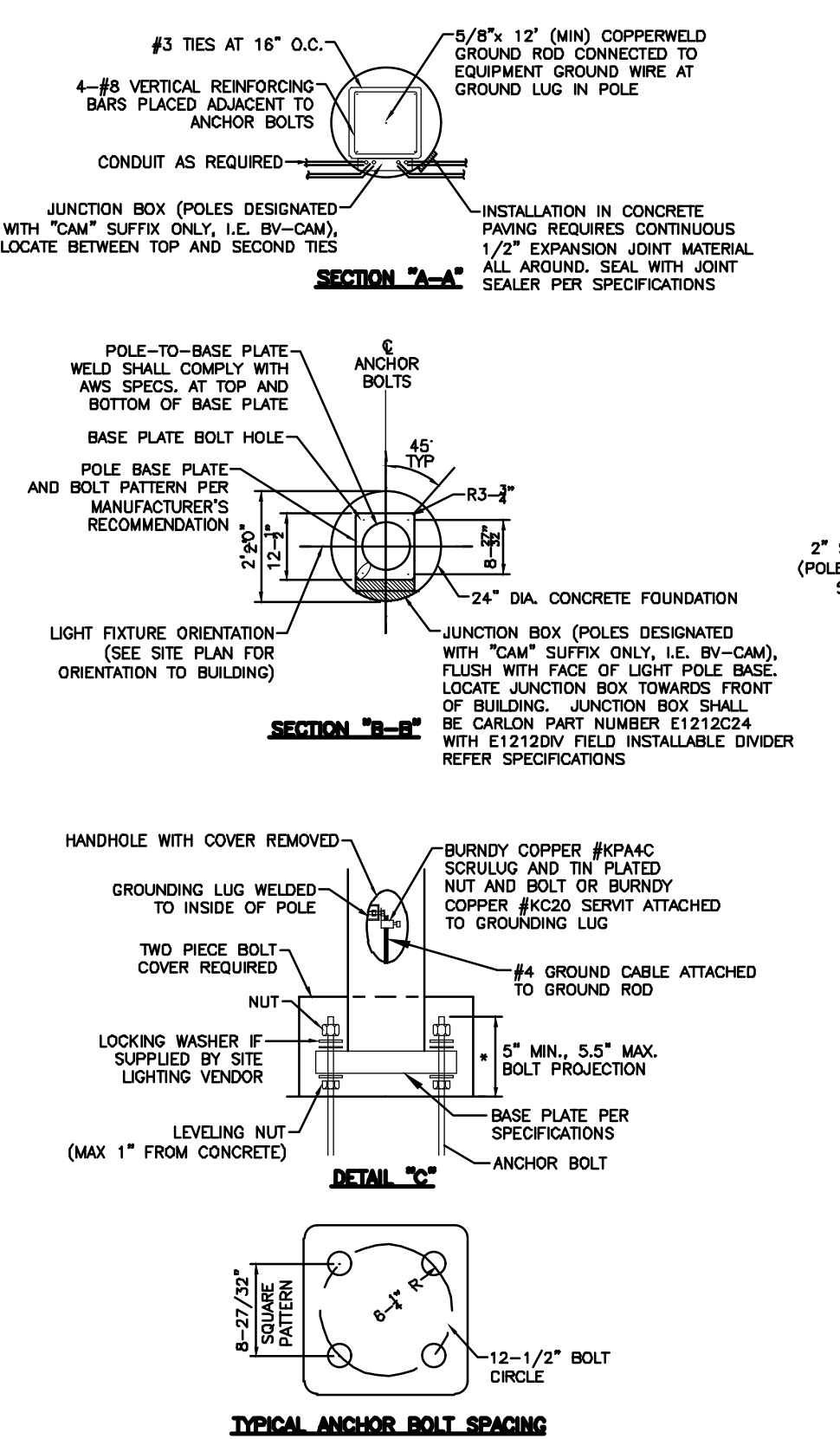
- NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



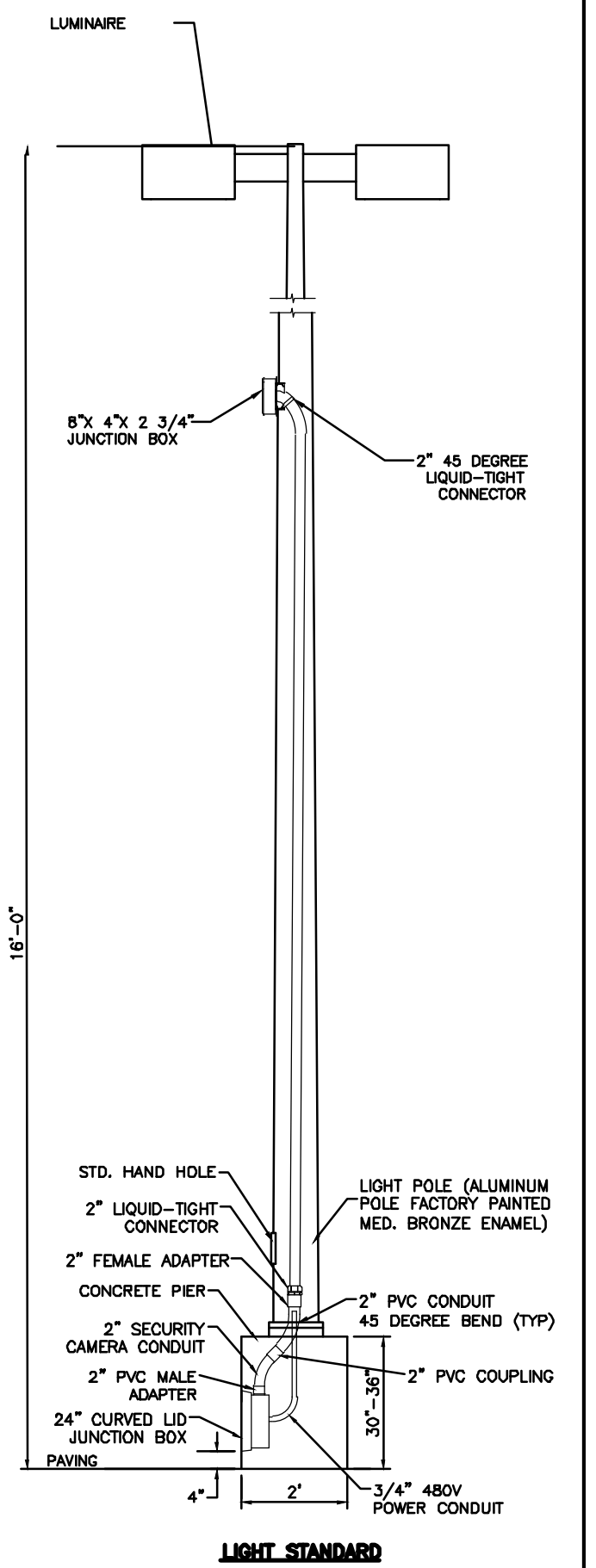
Property	Value
Nominal Area (LxWxH)	24"x 24" x 1.5"
Gross Area of each mat	4 s.f.
Concrete Strength	5000 psi
Weight of each mat	45 lbs
Flexibility (min. radius of curvature)	12 in
Plantable Area	61% (100% for Sod)
Concrete Surface Area	39%
Concrete Bearing Area	90%
Mats per pallet	60
Area covered per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

* other colors available for special order

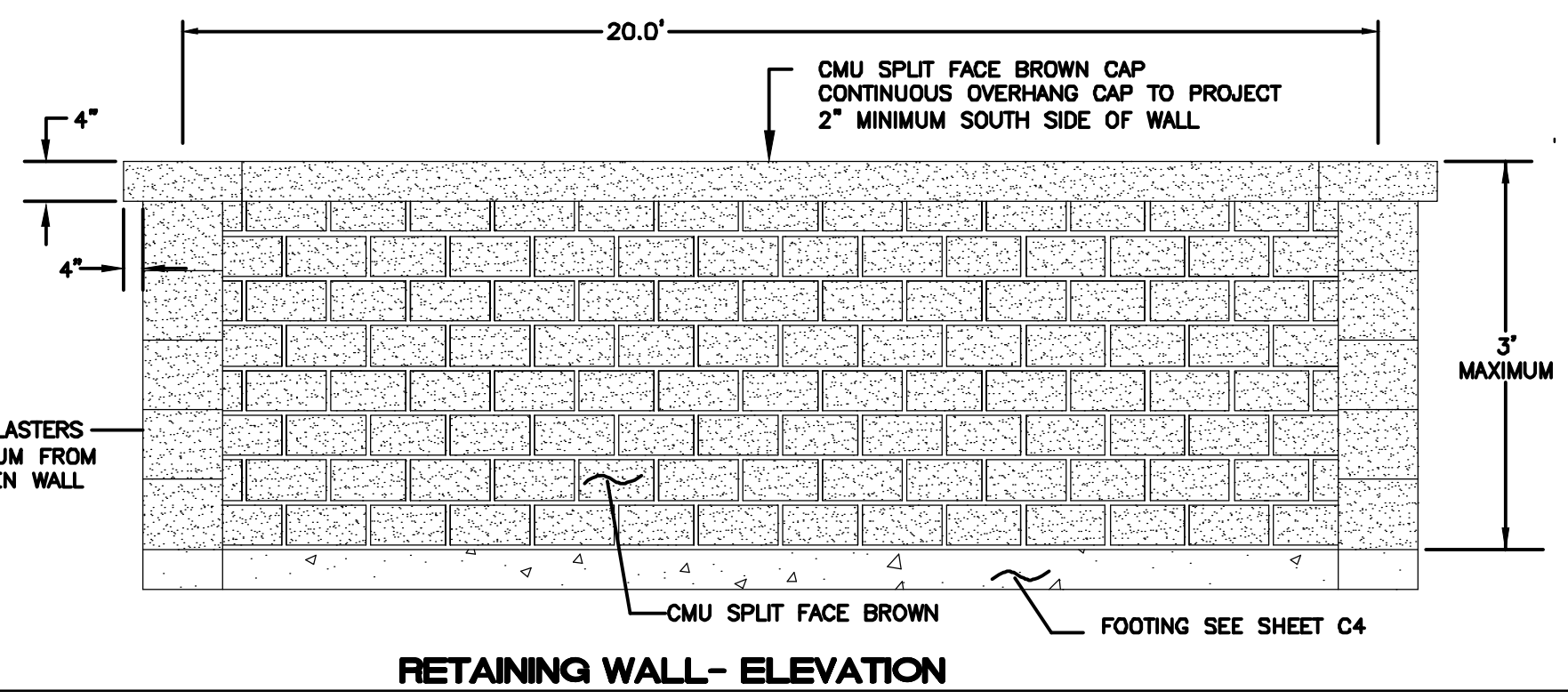
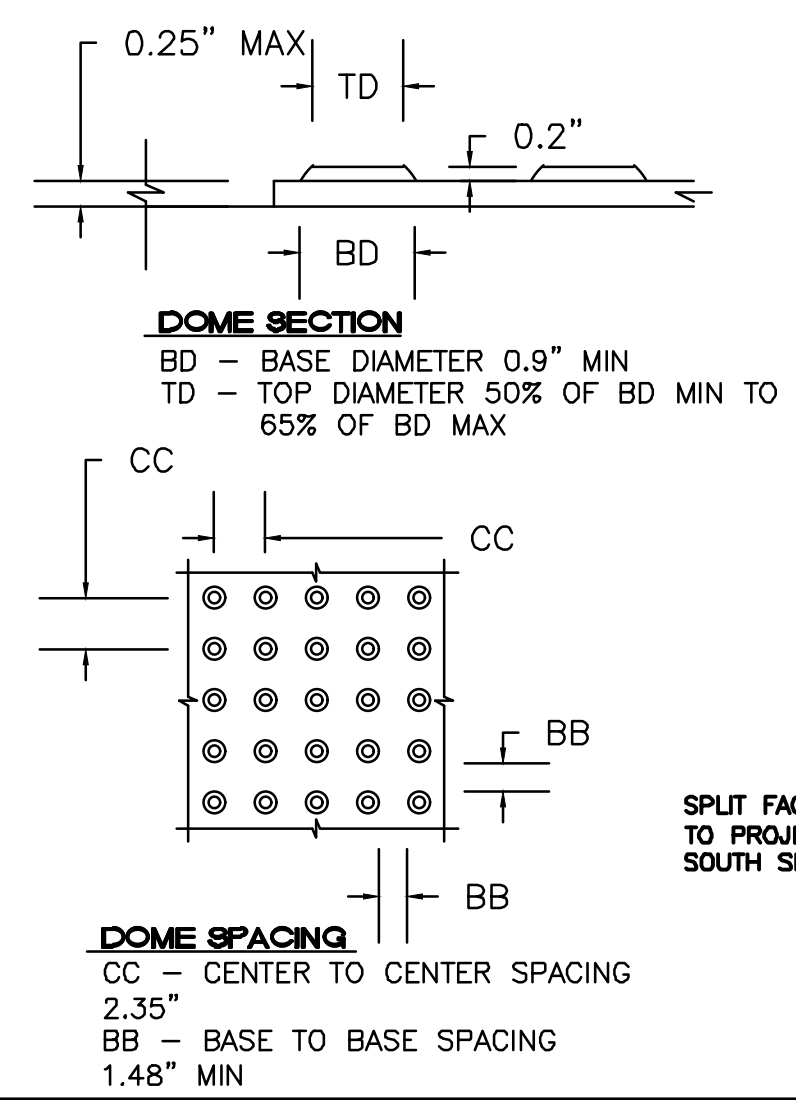
DRIVEABLE GRASS SPECIFICATION



TYPICAL LIGHTING POLE BASE DETAIL
NTS



LIGHT STANDARD



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

\\T\NASVZ_Drive\2019\2019080 Golf Course & Montano 25 Unit Home (Saranam)\dwa\FPC\2019080_DTE.dwg Sep 10, 2020 - 12:54pm



STEEL EDGING

FIRE LANE- DRIVABLE GRASS PAVERS.

STEEL EDGING.

SIDEWALK CULVERT

Montano Road, N.W.
(106' PUBLIC ROW)

EXISTING SITE SETBACK PER EDGE BUFFERING 5-6(E)(1)(b) IN THE IDO THE REQUIRED BUFFERING IS NOT REQUIRED.

OPTIONAL 6" MOW CURB BETWEEN SOD AREA AND GRAVEL AREAS.

EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, CONDITIONAL OF HEALTH AND EXISTING LOCATION TO NEW STRUCTURES.

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	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 (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%)	
PROVIDED GROUND COVER COVERAGE	8,155 SF
PERCENT GROUND COVER 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 GROUND COVER	58,856 SF
PERCENT GROUND COVER 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:

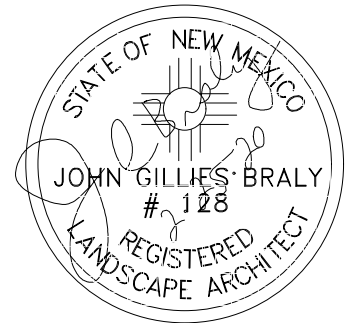
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, 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 COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTINGS NOTES:

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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 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. 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. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. 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.
8. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



Date: 2/25/2020

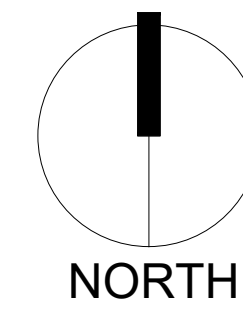
Revisions:

- ▲ 2.26.20
- ▲ 2.27.20
- ▲ 07.23.20
- ▲ 08.19.20

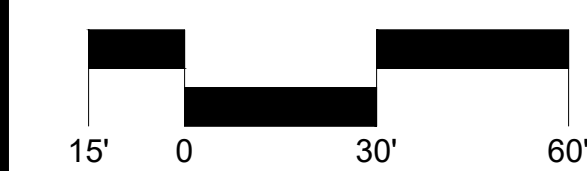
Drawn by: VBlount

Reviewed by: JB

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



Scale: 1" = 30'



Sheet Title:
Landscape Plan

Sheet Number:

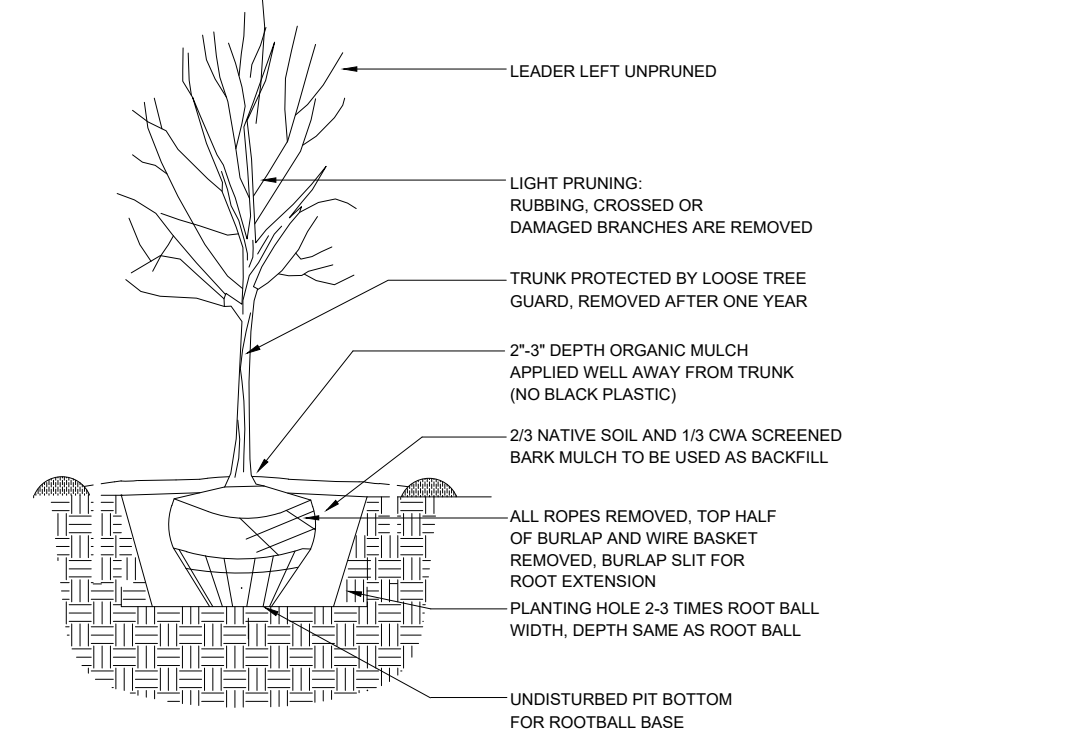
LP-01

PLANT SCHEDULE BASE 20.07.23

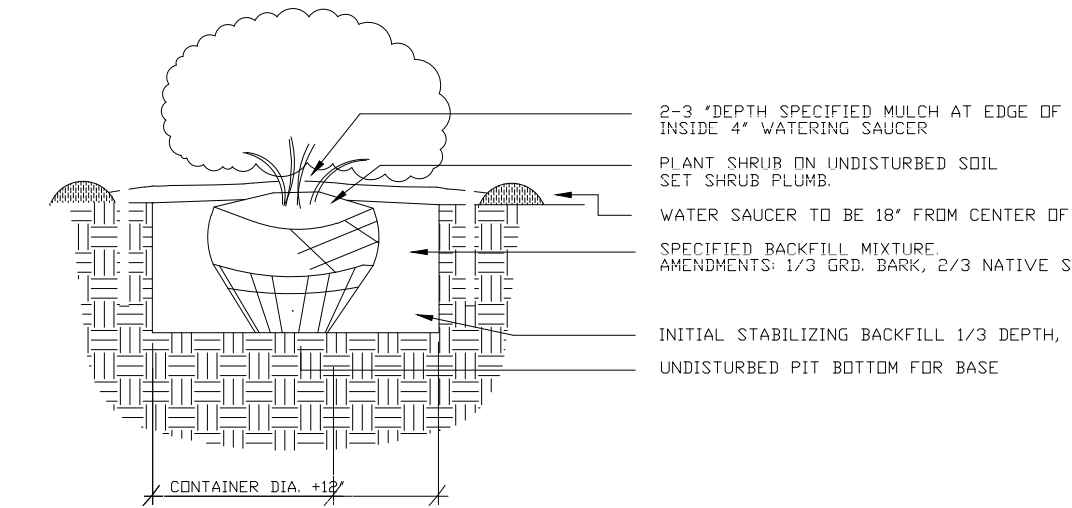
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	
	6	Existing Tree	Varies		50	
	4	Existing Tree to be Removed	Varies			
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	
	15	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45	
	24	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium +	20	
	8	Tilia cordata / Littleleaf Linden	2" B&B	High	0	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	
	21	Pinus leucodermis / Bosnian Pine	6'-8" B&B	Medium	35	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	H X W
	32	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	15	3' X 3'
	58	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	30	4' X 4'
	19	Salvia greggii / Autumn Sage Cherry	1 gal	Low+	15	2' X 3'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	H X W
	28	Hesperaloe parviflora / Red Yucca	5 gal	Low+	20	3' X 4'
	25	Nolina microcarpa / Beargrass	5 gal	RW	30	5' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	H X W
	42	Rhaphiolepis indica / Indian Hawthorn	5 gal	Medium	20	3' X 4'
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE	H X W
	118	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	10	30" X 2'
SOD/SEED	QTY	BOTANICAL / COMMON NAME	TYPE			
	58,856 sf	Native Grass Seed Mix -Native Wonder / Non Irrigated- 4lbs/1000sf	Area			
	4,786 sf	Sod- Park Blend / Irrigated- 1804 Pop Up PRS Spray	Area			

REFERENCE NOTES SCHEDULE BASE 20.07.23

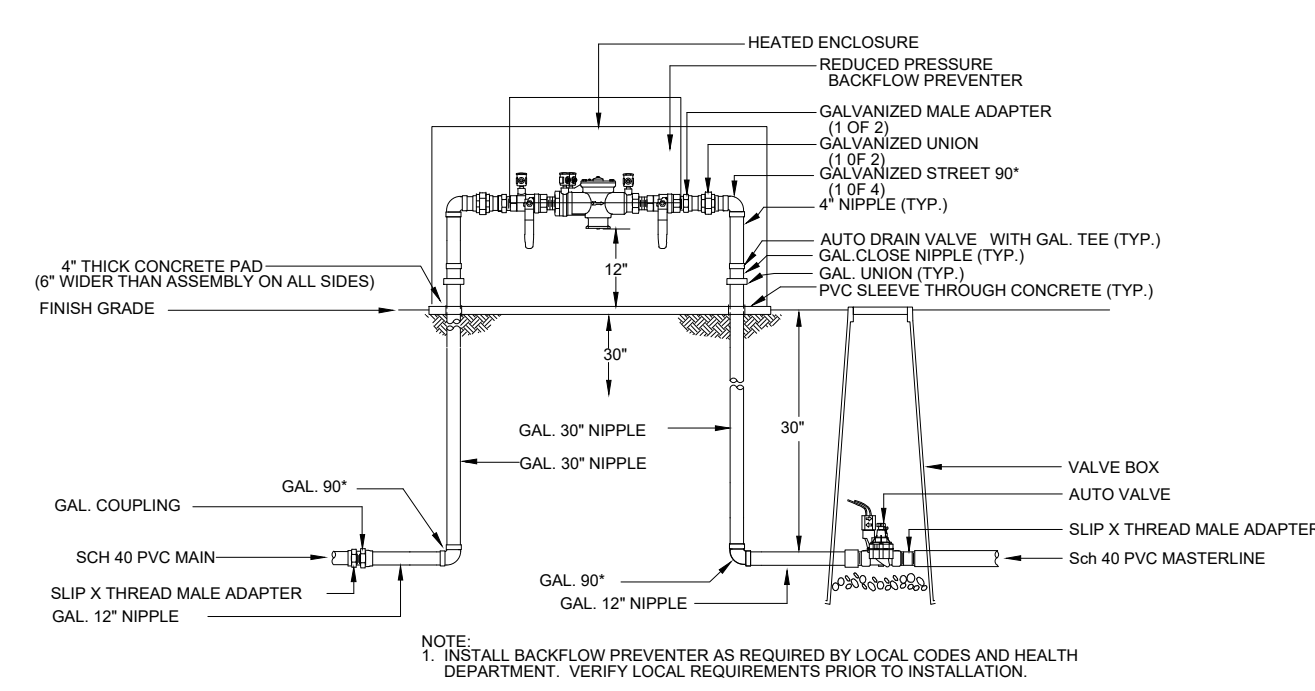
SYMBOL	DESCRIPTION	QTY	DETAIL
	Medium Boulder	32	
	3/4" Grey Crushed Gravel 2" Depth over Filter Fabric	17,486 sf	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	Belgard Hardscapes Turfstone Modified Running Bond	7,022 sf	



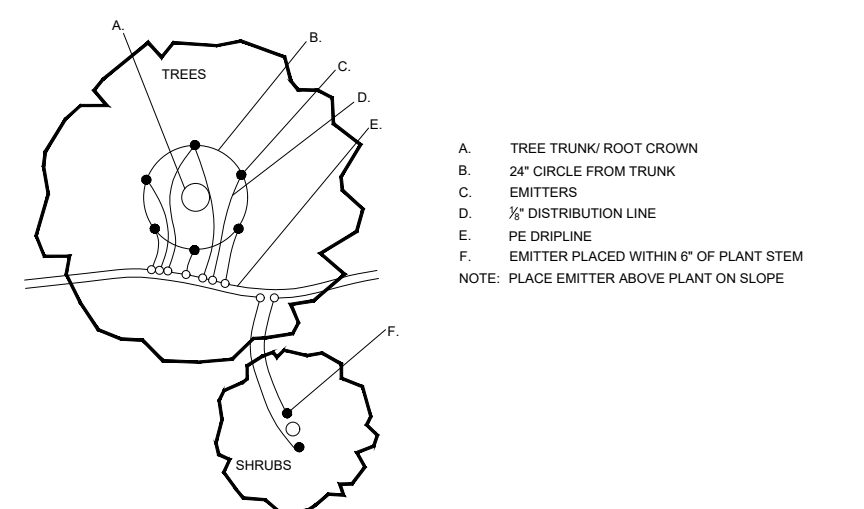
1 TREE PLANTING DETAIL N.T.S.



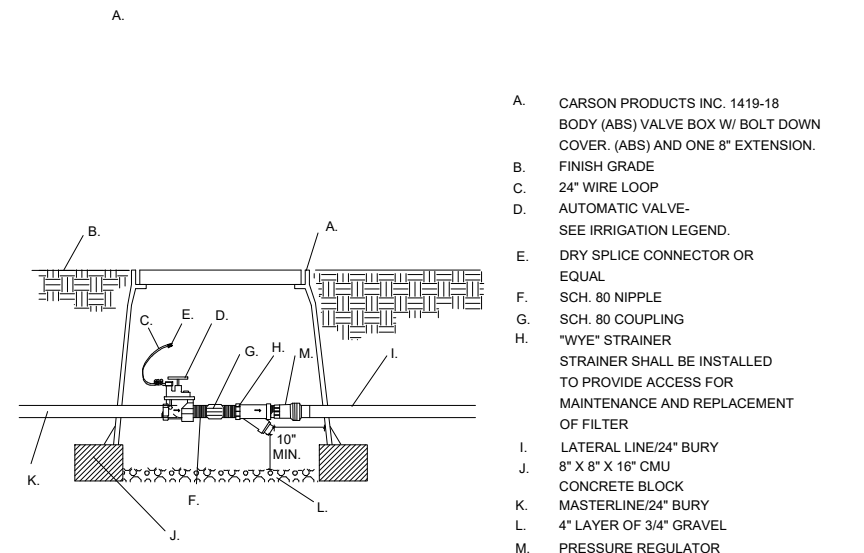
2 SHRUB PLANTING DETAIL N.T.S.



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

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (16,342 SF PROPOSED LANDSCAPE X 75%)	12,256 SF MIN.
PROVIDED GROUND COVER COVERAGE	8,155 SF
PERCENT GROUND COVER 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 GROUND COVER PERCENT GROUND COVER COVERAGE	58,856 SF
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.
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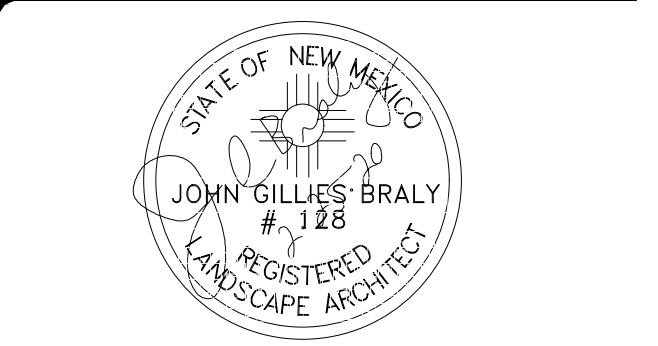
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www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



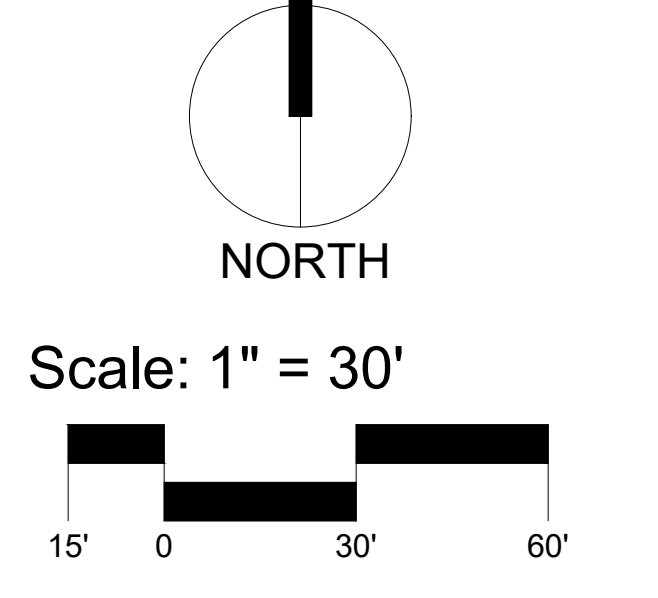
Date: 2/25/2020

Revisions:

- ▲ 2.26.20
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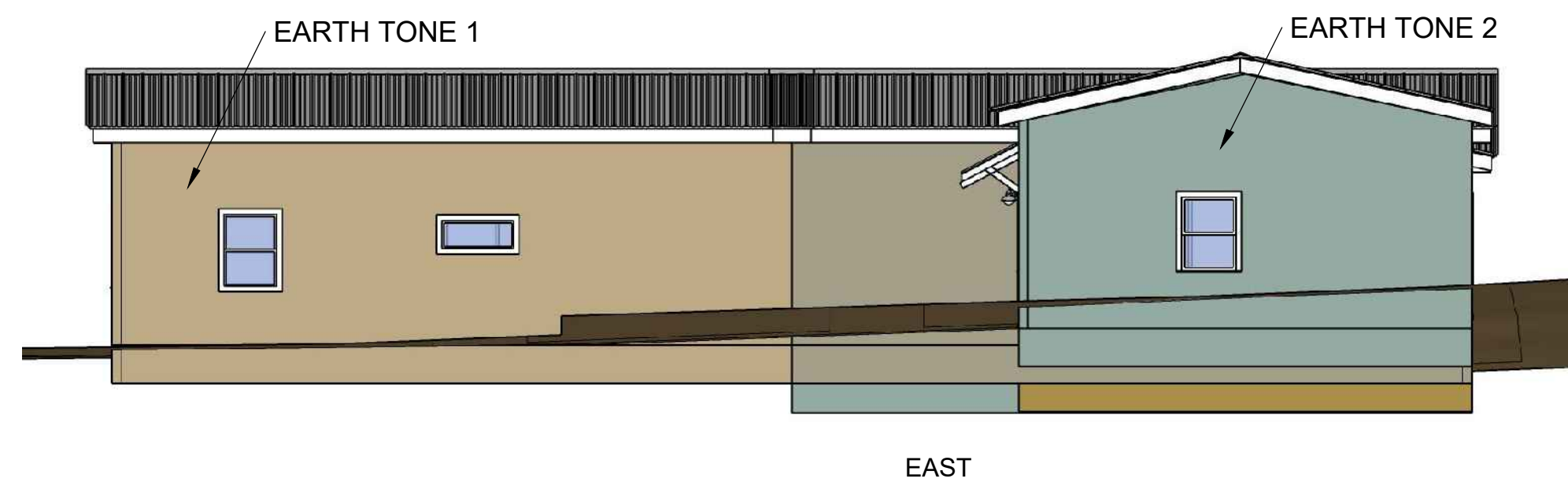
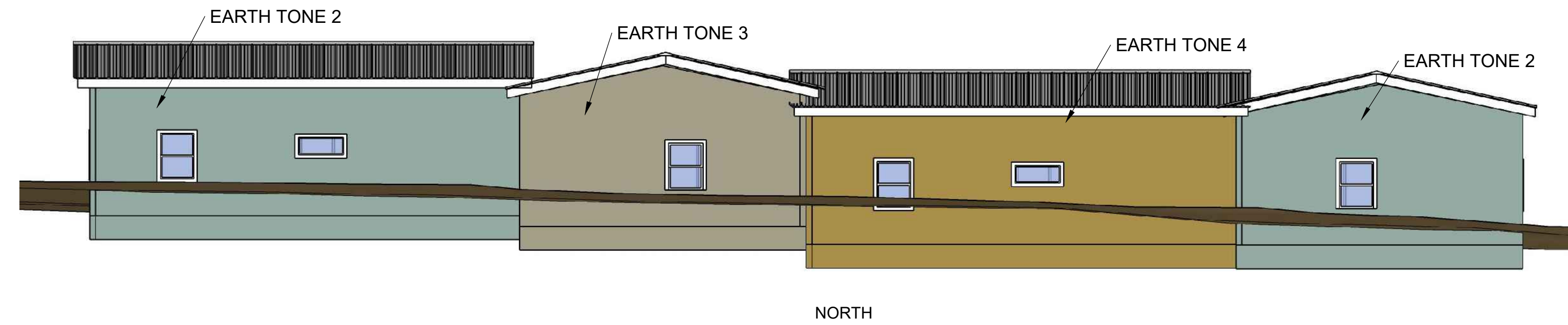
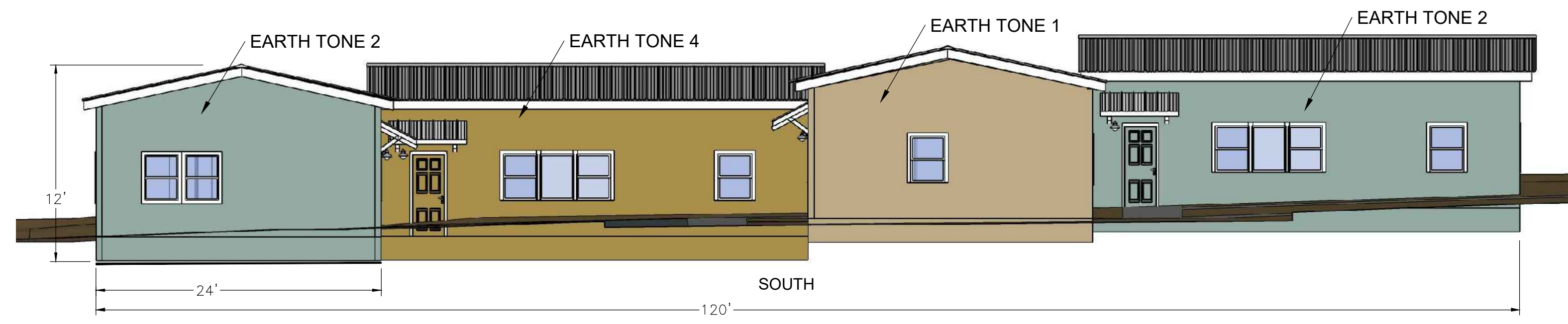
Saranam Site Landscape
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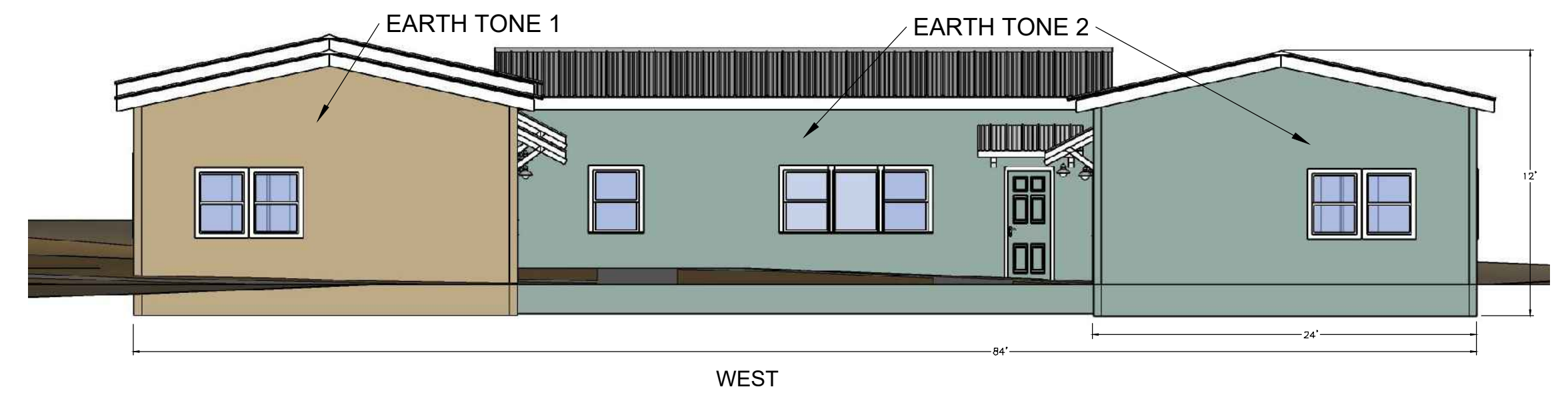
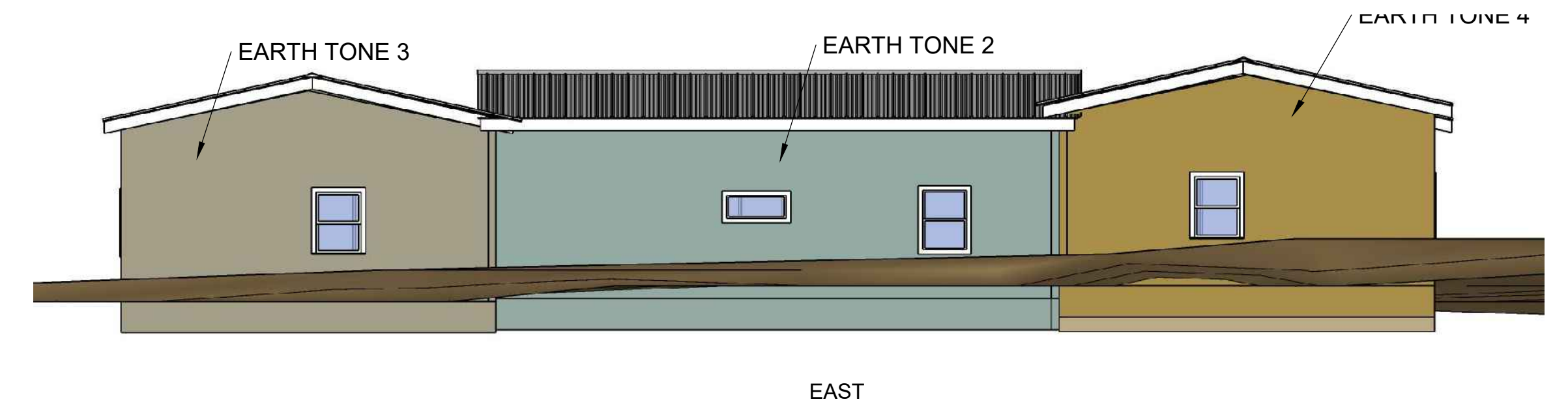
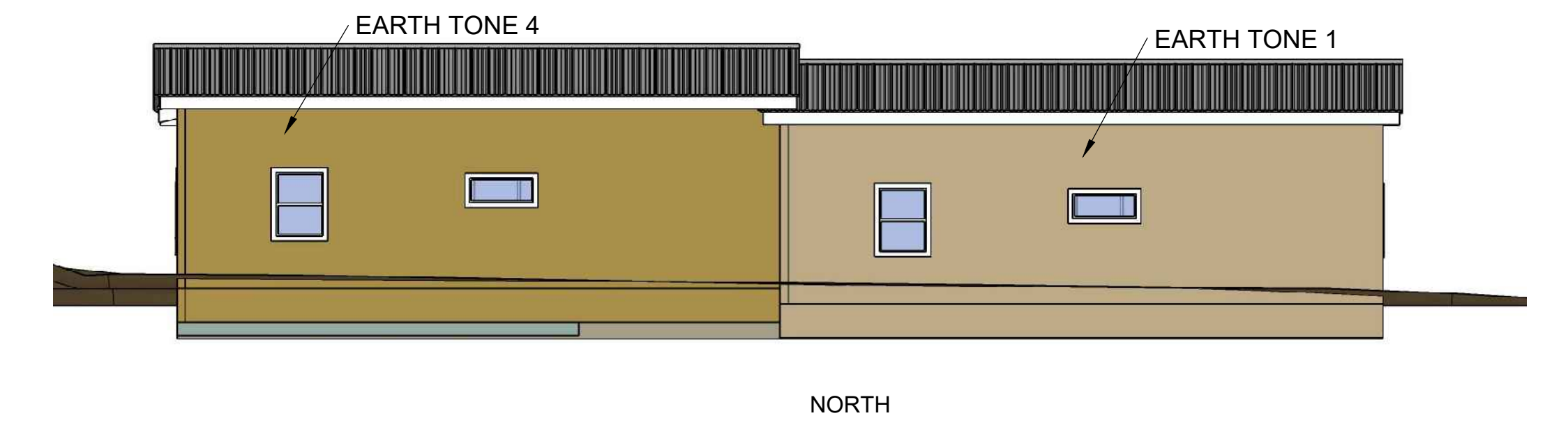
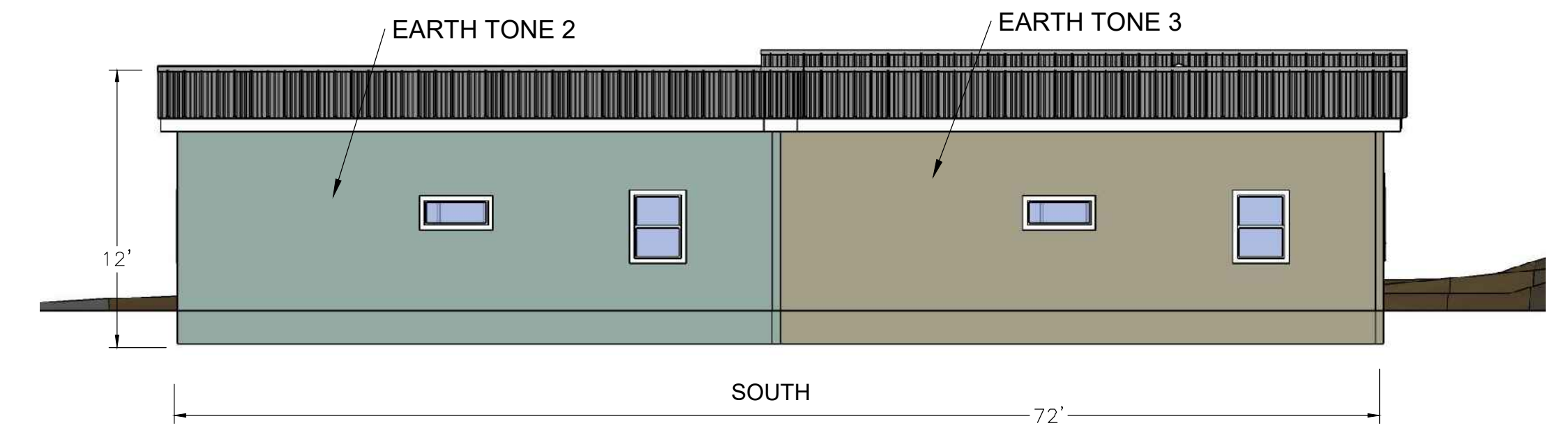
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Landscapes Plan

Sheet Number:
LP-02

UNIT NO. 6 - TYPICAL

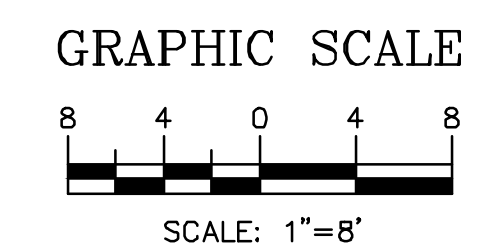


UNIT NO. 9 - TYPICAL



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

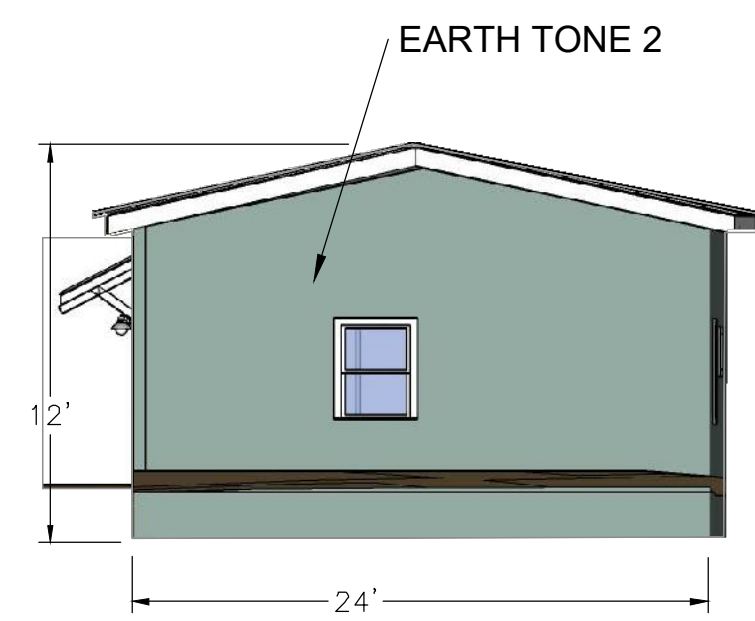
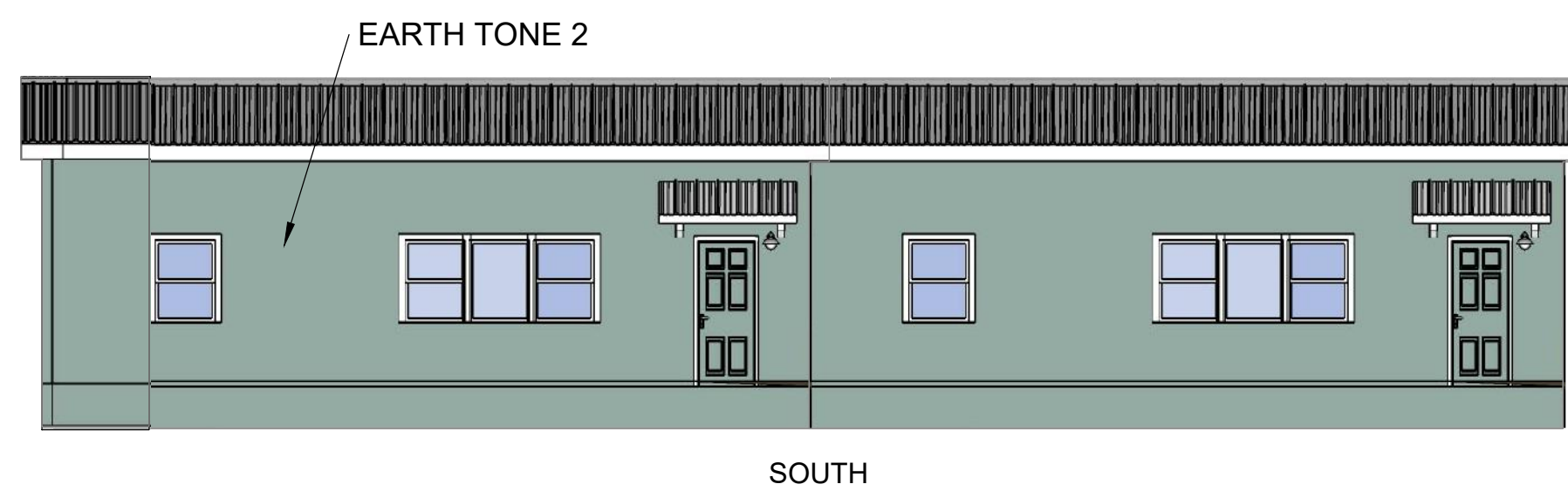
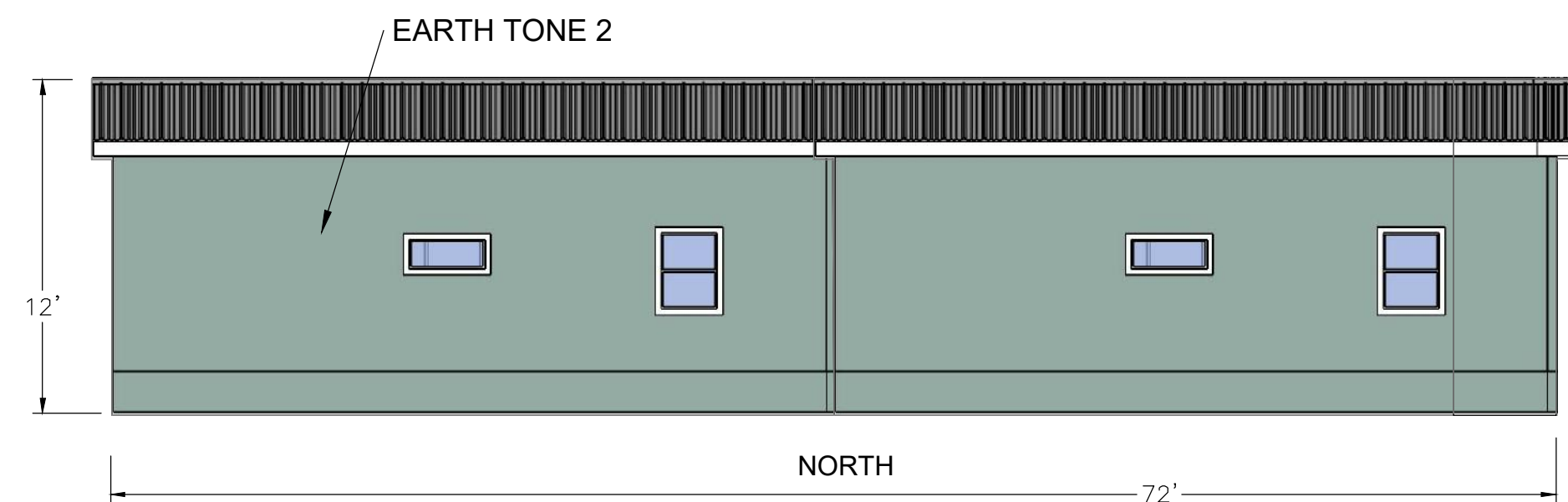
BUILDING COLORS
 EARTH TONE NO. 1 - SW 7731 SAN ANTONIO SAGE
 EARTH TONE NO. 2 - SW 6201 THUNDEROUS
 EARTH TONE NO. 3 - SW 9124 VERDE MARRON
 EARTH TONE NO. 4 - SW 9100 UMBER RUST



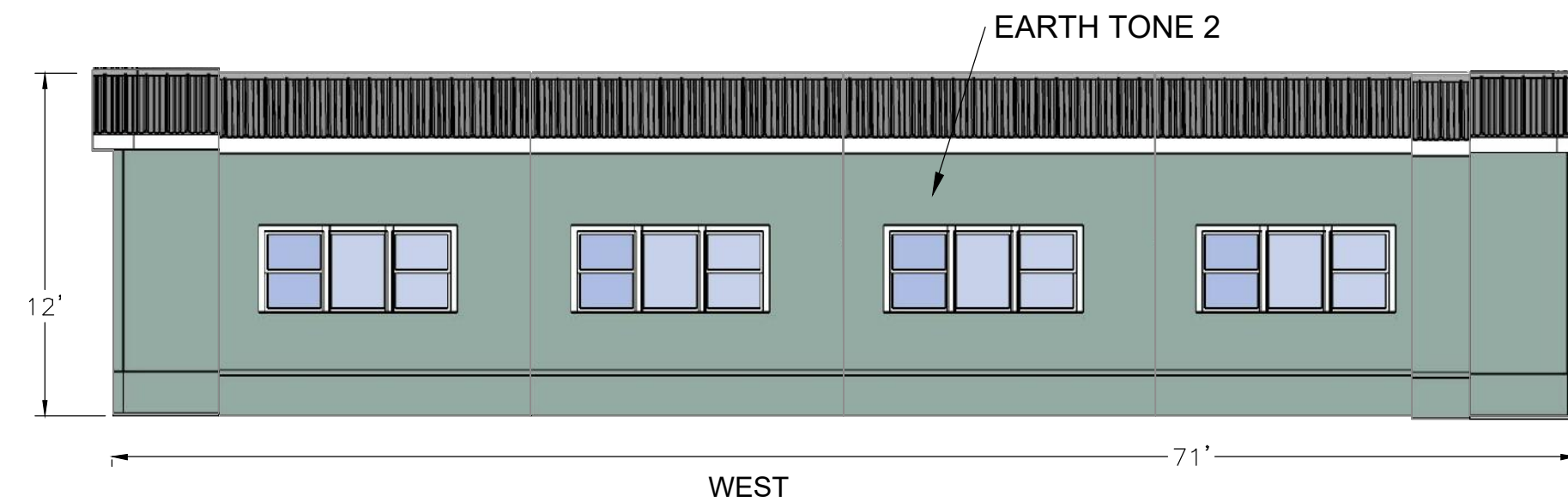
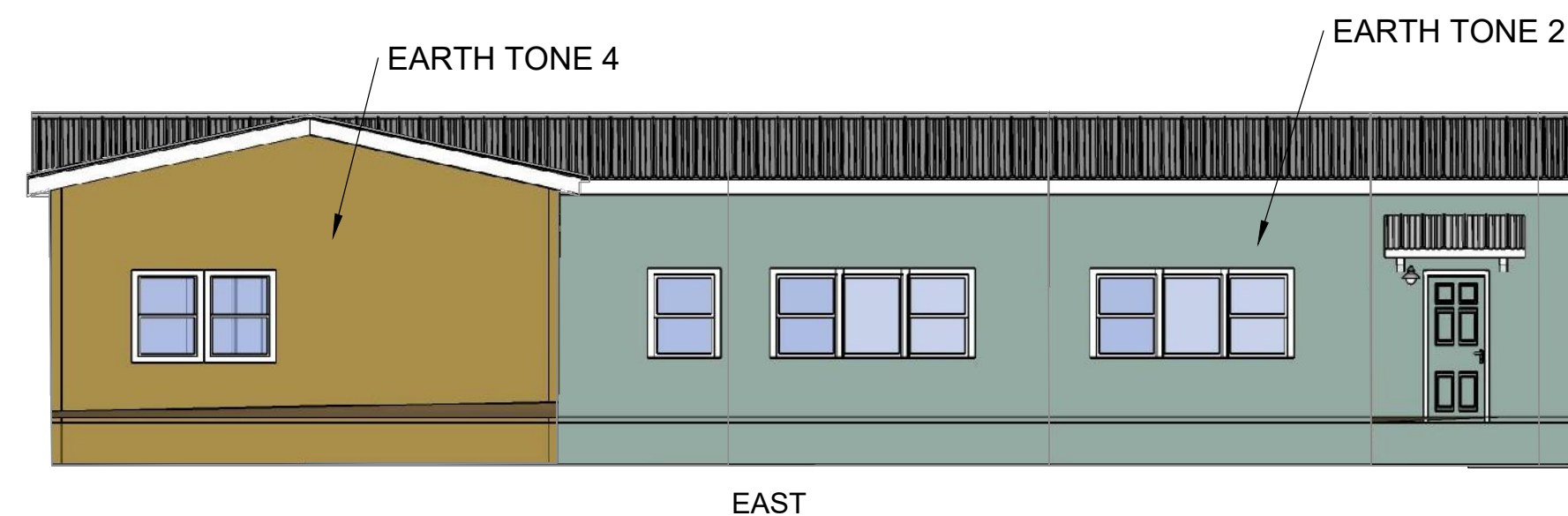
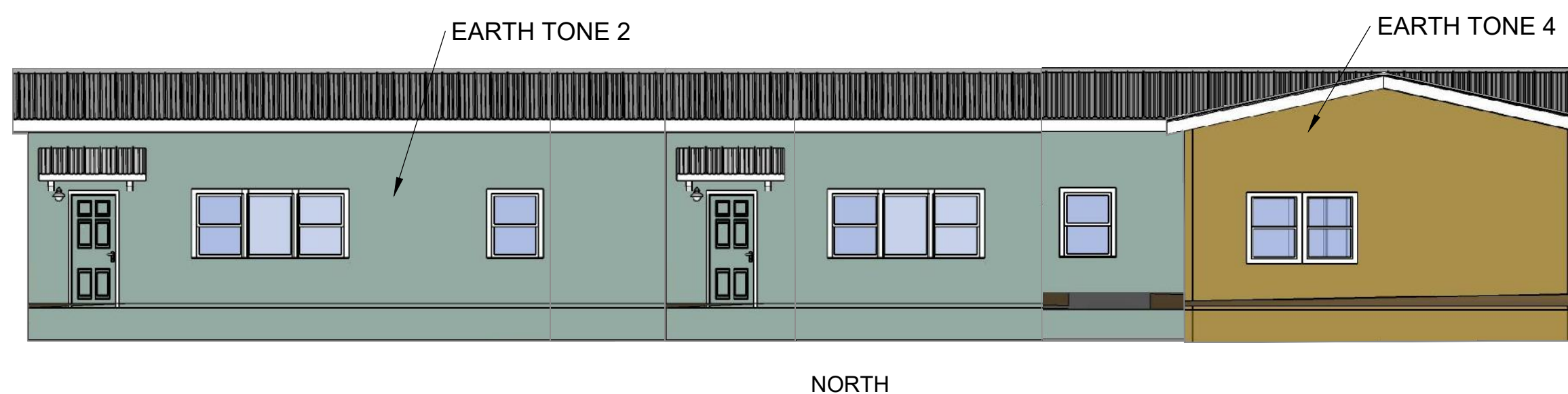
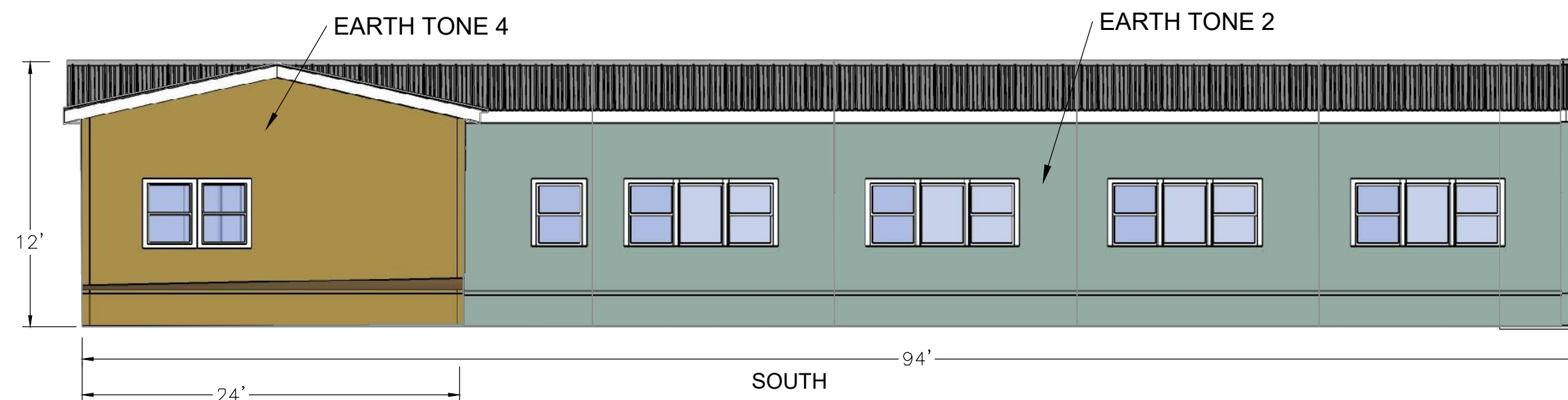
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ENGINEER'S SEAL	SARANAM AT 4701 MONTANO RD NW	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER		DATE 7/28/2020
	BUILDING ELEVATIONS	2019080_ELE
		SHEET # B2
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2019080

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ACCESSORY BUILDING 1



ACCESSORY BUILDING 2



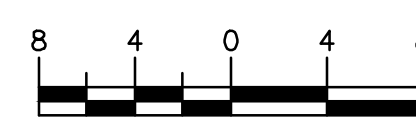
BUILDING NOTES

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- BUILDING FRAME TO BE STEEL OR WOOD
- WINDOW TRIM TO BE PAINTED WHITE AND WOOD OR SIMILAR MATERIAL

BUILDING COLORS

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GRAPHIC SCALE



SCALE: 1"=8'

ISSUED FOR DRB ONLY



ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 7/28/2020
 RONALD R. BOHANNAN
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**SARANAM AT
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DRAWN BY
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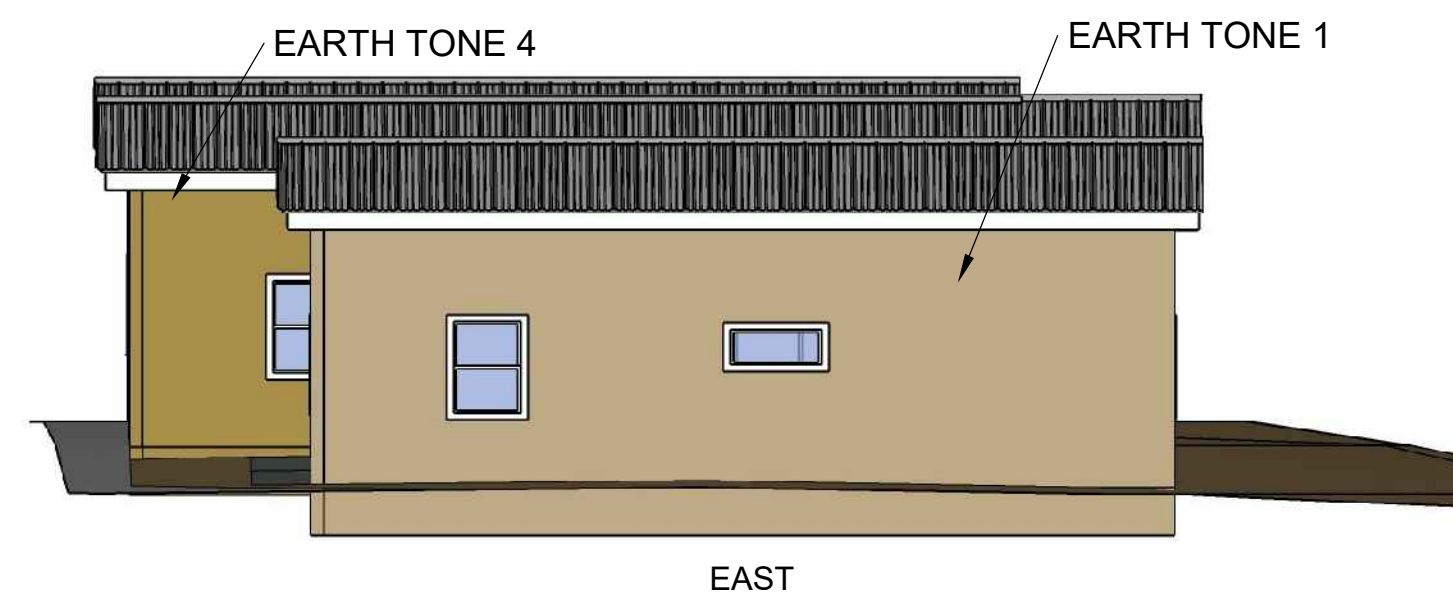
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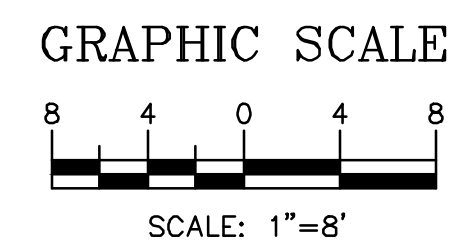
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ACCESSORY BUILDING 3



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