



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. 2020-003461 (17EPC-40043)
Application No. SI-2020-00052

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: Septembet 2, 2020 HEARING DATE OF DEFERRAL: August 12, 2020

SUBMITTAL DESCRIPTION: Revised plans, Approved Fire One, and response to comments

CONTACT NAME: Richard Stevenson

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

SI-2020-00052 – Site Plan

1. Platting action is required through DRB for proposed lot lines and shared access easement.

Response: Plat submitted and to be heard simultaneously on 9/2 DRB hearing.

2. Please be sure to include Fire Marshall approval of the site plan.

Response: Fire One plan included with resubmittal.

3. Both entrances to the site were listed as emergency access. Where is the site access that is non-emergency?

Response: There is one non-emergency access is from Taylor Ranch Rd. utilizing the existing Church driveway access and parking lot drive isle as the thoroughfare to the property. This is protected with a cross-access easement.

The emergency access is from Montano Rd. with a second access from Taylor Ranch Rd. .

4. For anything that is emergency access, signage shall be provided at the access off of the public right-of-way.

Response: An emergency access no parking sign was added to the site plan C-1. The Fire Marshall will inspect the property prior to occupancy and any additional requirements shall be installed as necessary to meet IFC requirements.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

5. Provide further details for bollards at Montano Road. Need spacing and embedment details and details that were provided were not legible. and landscape pavers. Coordinate with Fire Marshall.

Response: Updated call-out #22 to include minimum 3-ft spacing maximum 5-ft spacing between bollards. Bollard is a minimum Type III type bollard. Landscape pavers for fire access included detail on sheet C6 and meets fire marshal requirements.

6. Call out all walkway widths. However, for an MX zone, follow IDO requirements for sizing of walkways based upon square footage of buildings, particularly the accessory buildings.

Response: added sidewalk widths between buildings, they are predominately 5-ft in width, and the main pedestrian connection is 6-ft in width.

7. The road that Montano Road intersects with is Taylor Ranch Road.

Response: Noted.

8. Label Tract 27-A-1-A for shared parking. Shared parking can be established on the plat. What is required parking for Tract 27-A-1-A so that it can be established that all parking requirements are sufficient.

Response: Note added to C-1 to label the 19 additional parking spaces covered under the shared parking.

9. Show both types of curb ramp details called out on the plan. One is uni-directional; the other is a parallel curb ramp in front of the accessory buildings.

Response: Added detail to C-5.

. 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: August 12, 2020

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

ACTION:

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

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

INTER-OFFICE MEMO

DATE: August 14, 2020

TO: Jolene Wolfley, DRB Chair
Maggie Gould, Planning Manager

FROM: Catalina Lehner, Senior Planner

RE: Project #2020-003461/SI-2020-00052 (17EPC-40043), Taylor Ranch Housing
Site Plan-EPC Major Amendment

On June 11, 2020, the EPC voted to approve a Site Plan-EPC Major Amendment for an approximately 8.1 acre site known as Tracts 27A-1 and 27A-2 of Taylor Ranch, subject to conditions of approval. On July 30, 2020, Staff met with the agent to discuss the conditions.

Note: Staff placed the sheets in the standard order: main site plan, detail sheets, landscaping, elevations sheets, grading and drainage plan, utility sheet, controlling site plan.

Staff reviewed an updated version (v.3) of the Site Plan-EPC and finds that 12 conditions are unmet and at least 7 unauthorized changes were made.

EPC Conditions:

1. Condition 3B- correction: It appears that 16 spaces are provided, though the main site plan says 12 spaces.

Response: Site Plan updated and details 16 spaces provided (C1).

2. Condition 4-unmet: Pedestrian Access: The applicant shall provide better pedestrian access from the dwelling units to sidewalks and transit stops along both Golf Course and Montano Roads in the form of walkways with trees and/or shading that meet the applicable IDO standards of Sections 14-16-5-3 and 14-16-5-6.

Response: A six foot wide pedestrian sidewalk is provided and connects to Montano Rd sidewalk. Due to site constraints (such as grade challenges and an existing retaining wall (to remain)) a second pedestrian access is not proposed to the Montano Rd sidewalk. This meets the access requirements listed in the IDO and minimum sidewalk width listed in the DPM.

3. Condition 6A- unmet: Shade trees shall be provided along required pedestrian walkway [IDO Section 14-16-5-3(D)(3)(b)(2)(a)] along the project site's western boundary. An on-site pedestrian walkway that connects to the sidewalk is required pursuant to.

Response: Required shade trees details on the plan and placed along pedestrian walkways where possible.

4. Condition 6B- unmet: At least 10% of the parking lot area shall be landscaped [IDO Section 14-16-5-3(F)(2)(a)].

Response: This condition is met with at least 10% of the parking lot area to be landscaped. I calculated 20%.

5. Condition 6C- unmet: Parking lot trees shall be provided at the rate of 1 tree per 10 parking spaces. With 45 required spaces, 5 trees shall be provided. [IDO Section 5-6(F)(2)(c)(1)].

Response: We have 5 trees in proximity (within 100') of all parking spaces to comply as well.

6. Condition 7A- unmet: Curb notches shall be labeled and match locations on the grading and drainage plan(s).

Response: Area inlet is labelled on the site plan/grading plans.

7. Condition 7B- unmet: A curb notch detail shall be provided.

Response: Area inlet detailed on grading plan C-2 callout.

8. Condition 7C- unmet: The northern landscape buffer width shall be labeled consistent with the width shown on Sheet C-1. It's 15' on Sheet C-1 and 18' on Sheet LS-1.

Response: Landscape plan updated.

9. Condition 8C- unmet in part: The refuse enclosure detail does not specify color(s).

Response: Color reference added.

10. Condition 9A- unmet: A standard light pole detail was not provided. The detail on Sheet C5 is only for lights with "pole mounted cameras", which are not referenced on the main site plan. This detail should be removed.

Response: Detailed updated.

Note: the top height of this light pole is not dimensioned or scaled, but clearly exceeds the allowable height of 20 feet.

11. Condition 11- unmet: Grading and Drainage Plan: Curb notches shall be shown in the same locations as on the landscaping plan.

Response: Landscape plan updated.

12. Condition 12D-unmet: The same number for building square footage shall be used on Sheet C-1 and on the landscaping plan.

Response: Landscape plan updated.

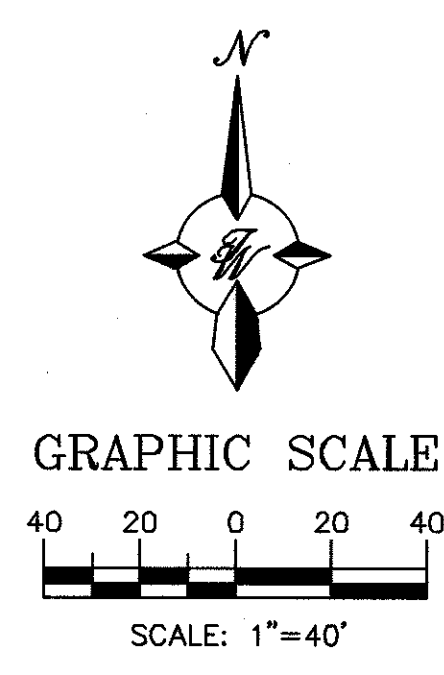
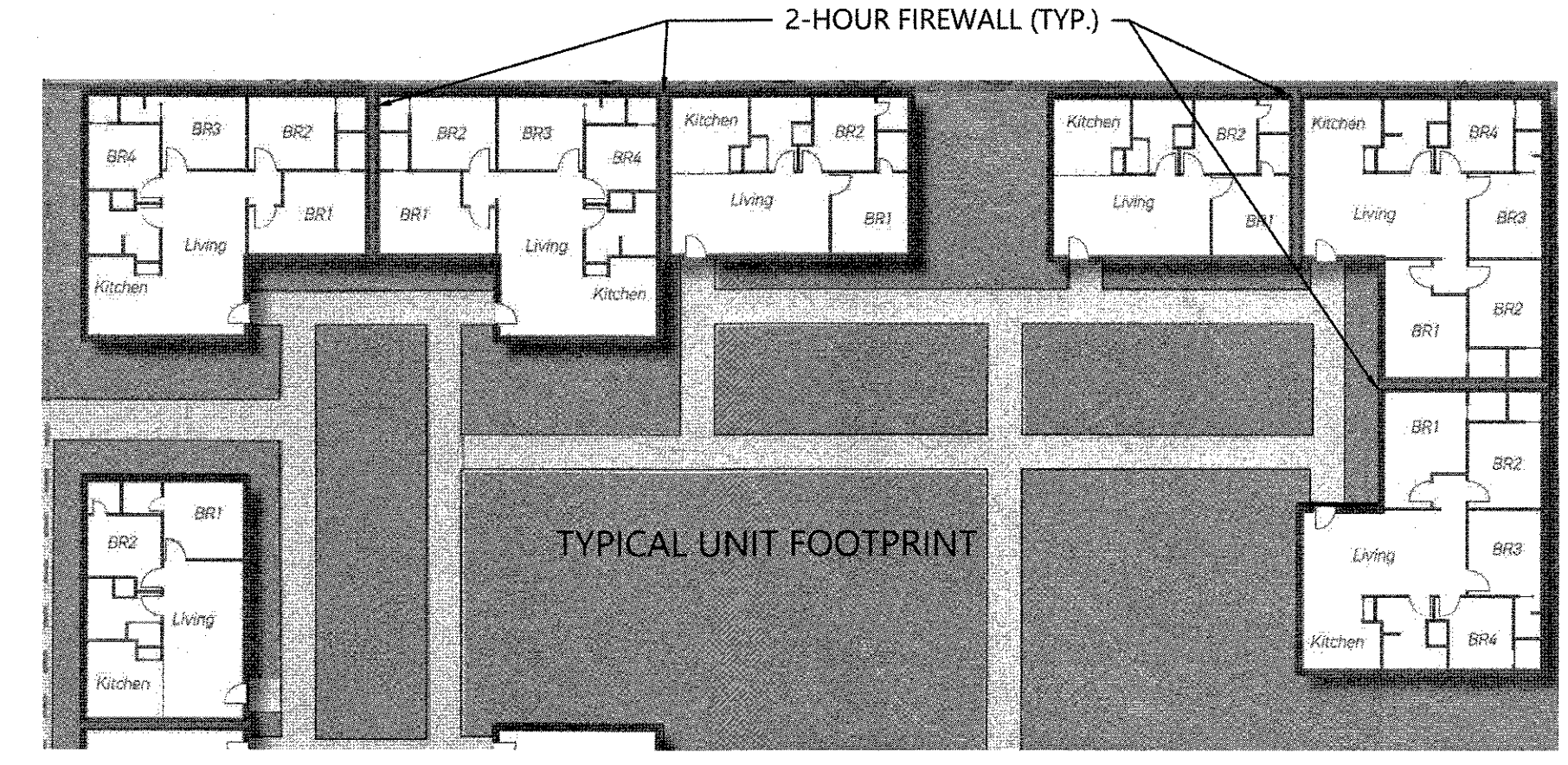
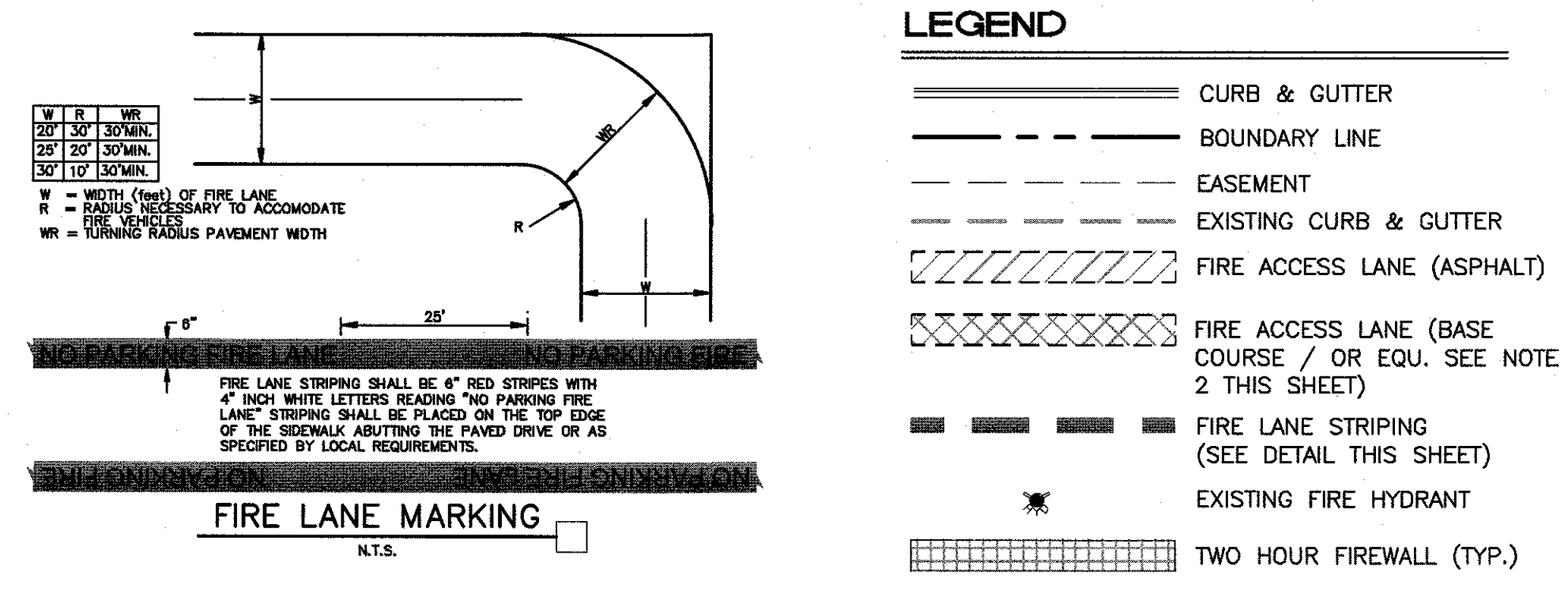
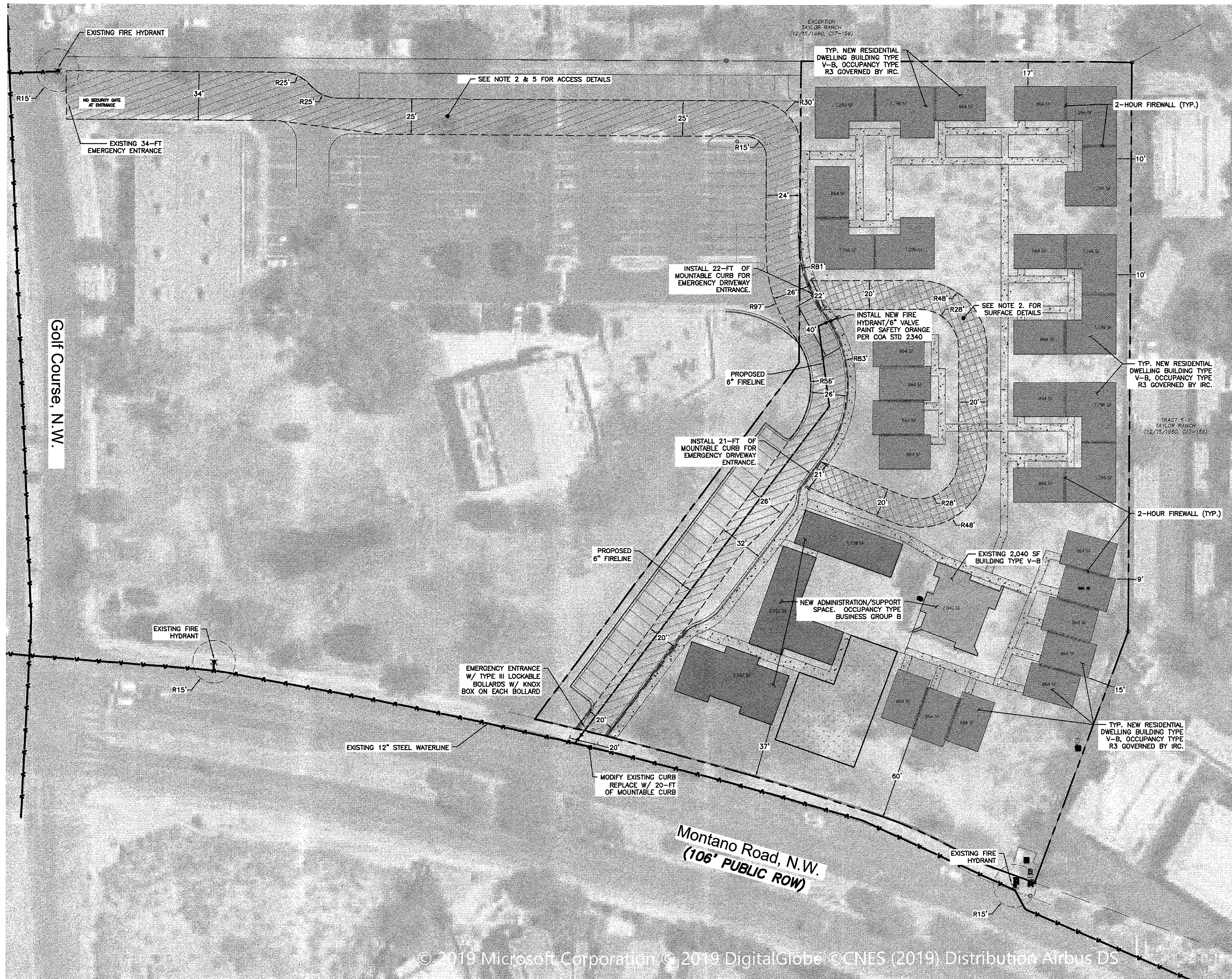
Unauthorized Changes:

1. A fence was added to the main site plan (Sheet C-1) near the southern portion of the subject site (keyed note 23).
2. A detail of the unauthorized fence was added to Sheet C-4.
3. The height of the new wall on the subject site's northern side was changed from 2 to 3 feet.
4. The crosswalk detail was removed from Sheet C-4 and must be re-instated and comply with IDO 14-16-5-3-(D)(3)(c).
It was relocated, still on C-4 to the right side of the page.
5. The second sheet of the landscaping plan was removed and needs to be put back.
6. Building perspective Sheet B-1 was added, and should be removed, since the EPC didn't see or approve it and it was not a condition.
7. The northern landscape boundary was changed to a monoculture of Bosnian Pine, which is not what the EPC approved and was not in a condition.
- 8.

I did not check conditions from the City Engineer/Transportation, the Water Utility Authority, or the Solid Waste Management Division, but defer to those Staff.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

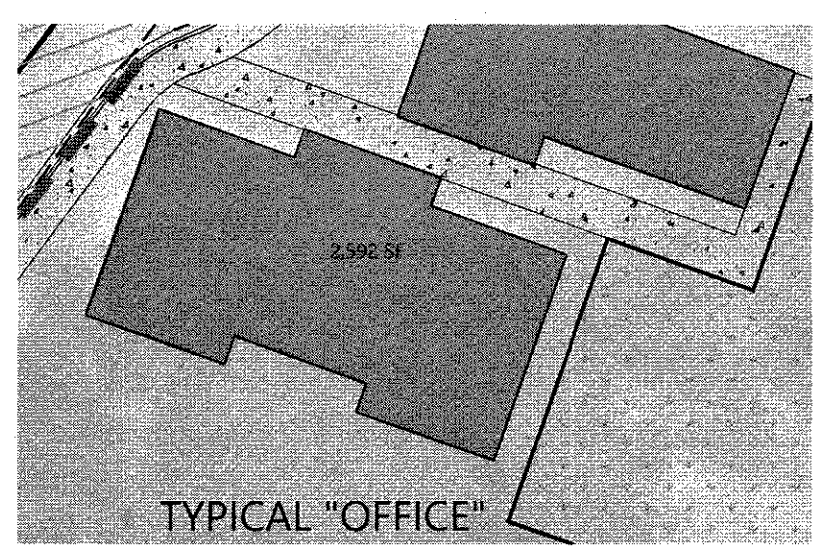
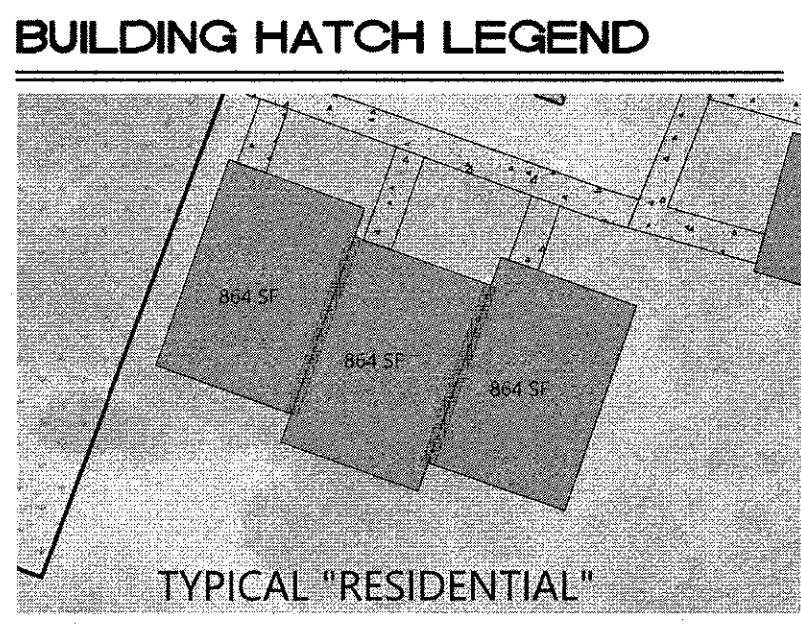
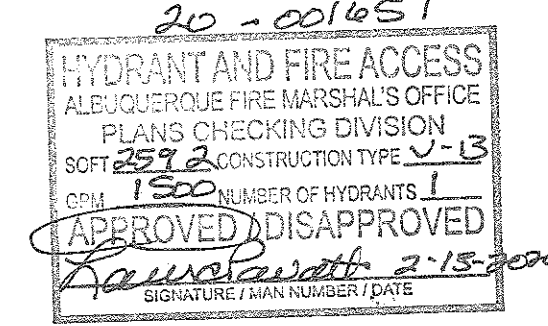
Z:\2019\2019080 Golf Course & Montano 25 Unit Home (Saranam)\dwg\FC\2019080 Fire One Plan.dwg Feb 10, 2020 - 2:53pm



SITE OVERVIEW

| | | |
|--|------------|--|
| 29 Total Housing Units | | |
| Two Bedroom Units | 19 | |
| Four Bedroom Units | 10 | |
| Open Space Requirement | | |
| Two BR 200 sq. ft. / Unit | 3,800 s.f. | |
| Four BR 300 sq. ft. / Unit | 3,000 s.f. | |
| Total Open Space Required | 6,800 s.f. | |
| Open Space Provided: 16,726 s.f. | | |
| Parking Required | | |
| Residential Units 1 spaces / DU for 2 BR | 19 spaces | |
| Residential Units 2 spaces / DU for 4 BR | 20 spaces | |
| Residential Amenities 3 spaces / 1,000 sq. ft. | 25 spaces | |
| Total Parking Required: | 64 spaces | |
| Parking Provided: | 27 spaces | |

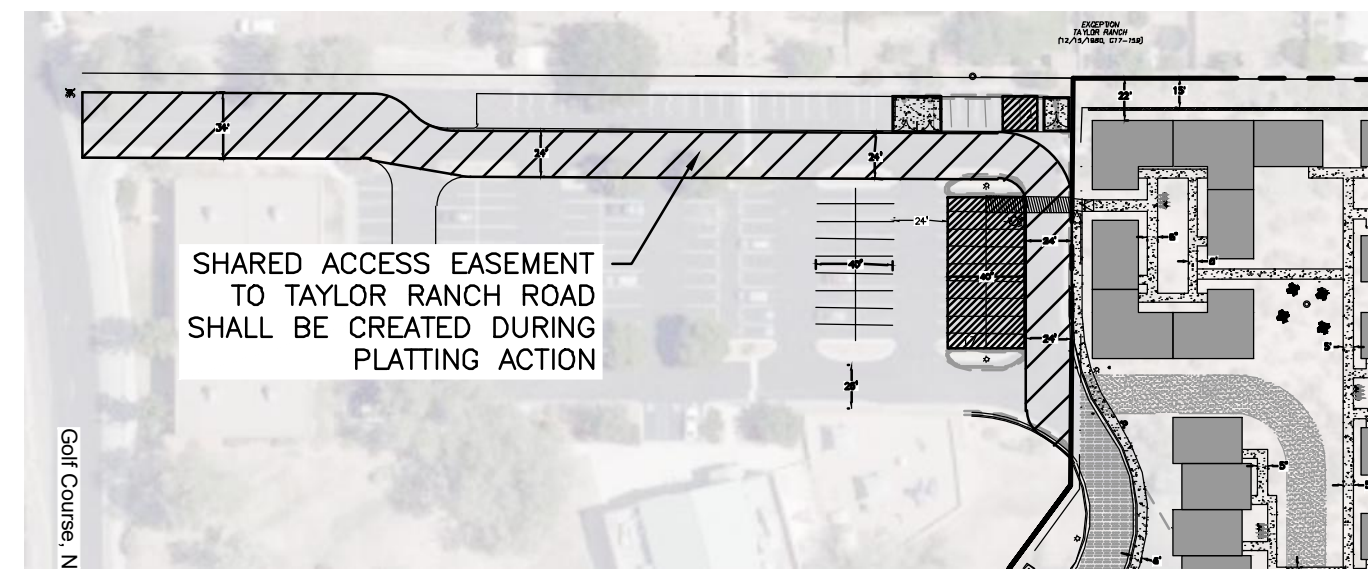
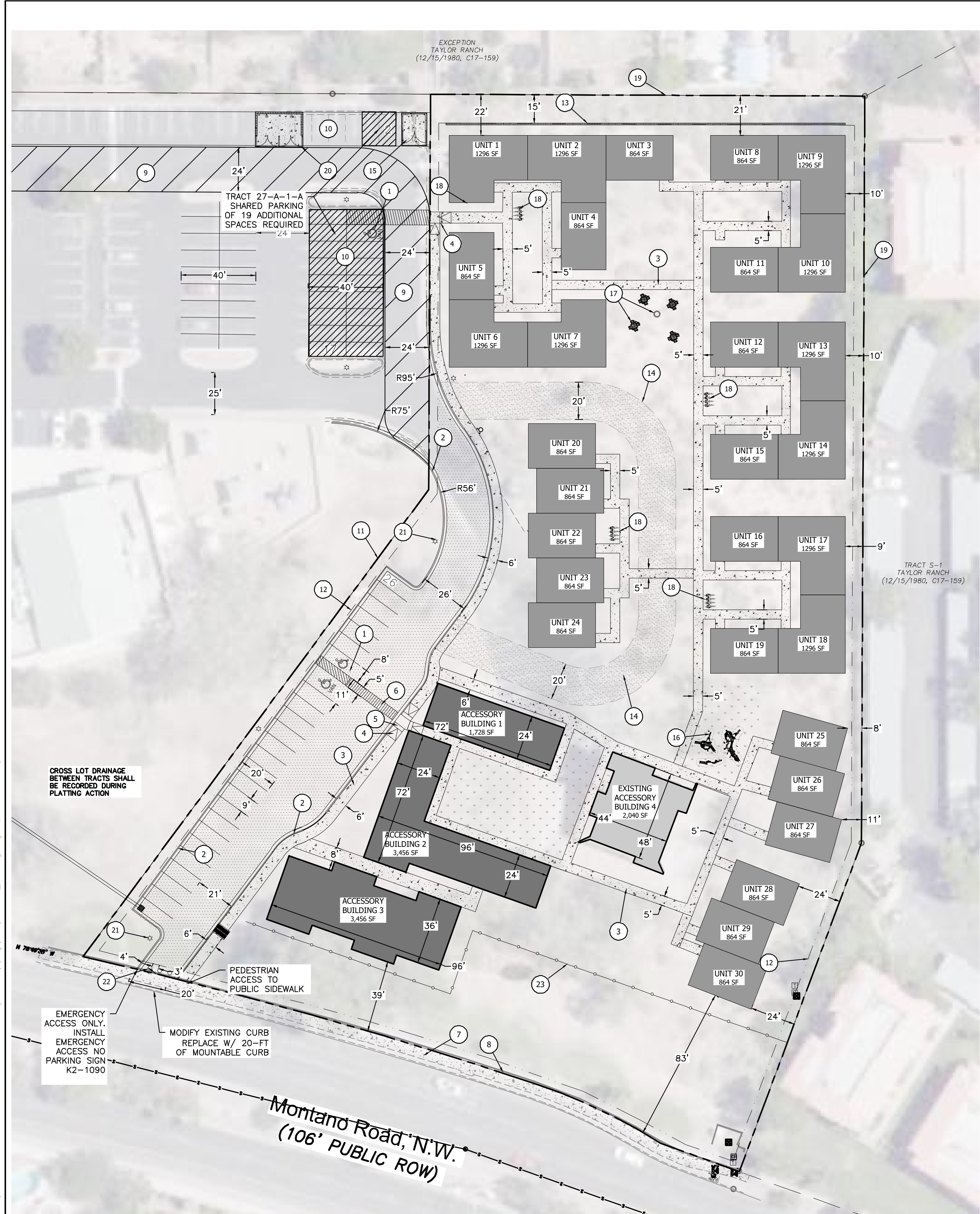
- FIRE ONE PLAN NOTES**
- NO SLOPE GREATER THAN 10% ALONG APPARATUS ROUTE IS PROPOSED.
 - THE DRIVING SURFACE OF THE FIRE APPARATUS ACCESS ROUTE IS CAPABLE OF SUPPORTING A LOAD OF AT LEAST 75,000 POUNDS.
 - DEVELOPMENT TO FOLLOW 2015 INTERNATIONAL FIRE CODE.
 - PARCEL TO BE SUBDIVIDED WITH PLATTING ACTION. AT TIME OF SUBDIVISION A NEW ADDRESS WILL BE ISSUED TO THE PARCEL AND THIS FIRE ONE PLAN SHALL BE UPDATED AND RESUBMITTED TO THE FIRE MARSHALL.
 - THE EMERGENCY ACCESS ROUTE FROM GOLF COURSE NW SHALL BE DEFINED IN THE SUBDIVISION PLAT WITH A CROSS ACCESS EASEMENT TO PROVIDE THE SECOND EMERGENCY ACCESS ROUTE TO THE PARCEL.
 - THE EXISTING AND NEW BUILDINGS ARE CLASSIFIED AS TYPE V-B.
 - OCCUPANCY TYPE FOR THE RESIDENTIAL DWELLINGS IS "RESIDENTIAL GROUP R-3" PG/ 37 IFC AND IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE.
 - OCCUPANCY TYPE FOR THE OFFICE SPACE IS "BUSINESS GROUP B" PG 32 IFC.
 - NO BUILDING IS OVER 26-FT IN HEIGHT IN THE DEVELOPMENT.



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.

| | | |
|-----------------|---------------------------|-----------------------|
| ENGINEER'S SEAL | SARANAM AT | DRAWN BY |
| | 4701 MONTANO RD NW | BF |
| FIRE ONE PLAN | | DATE |
| | | 2/10/2020 |
| | | 2019080 FIRE ONE PLAN |
| | | SHEET # |
| | | F1 |
| | | JOB # |
| | | 2019080 |

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



PROPOSED CROSS ACCESS TO DEVELOPMENT TO BE CREATED BY PLATTING ACTION

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 6-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 |



GRAPHIC SCALE

SCALE: 1"=30'

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

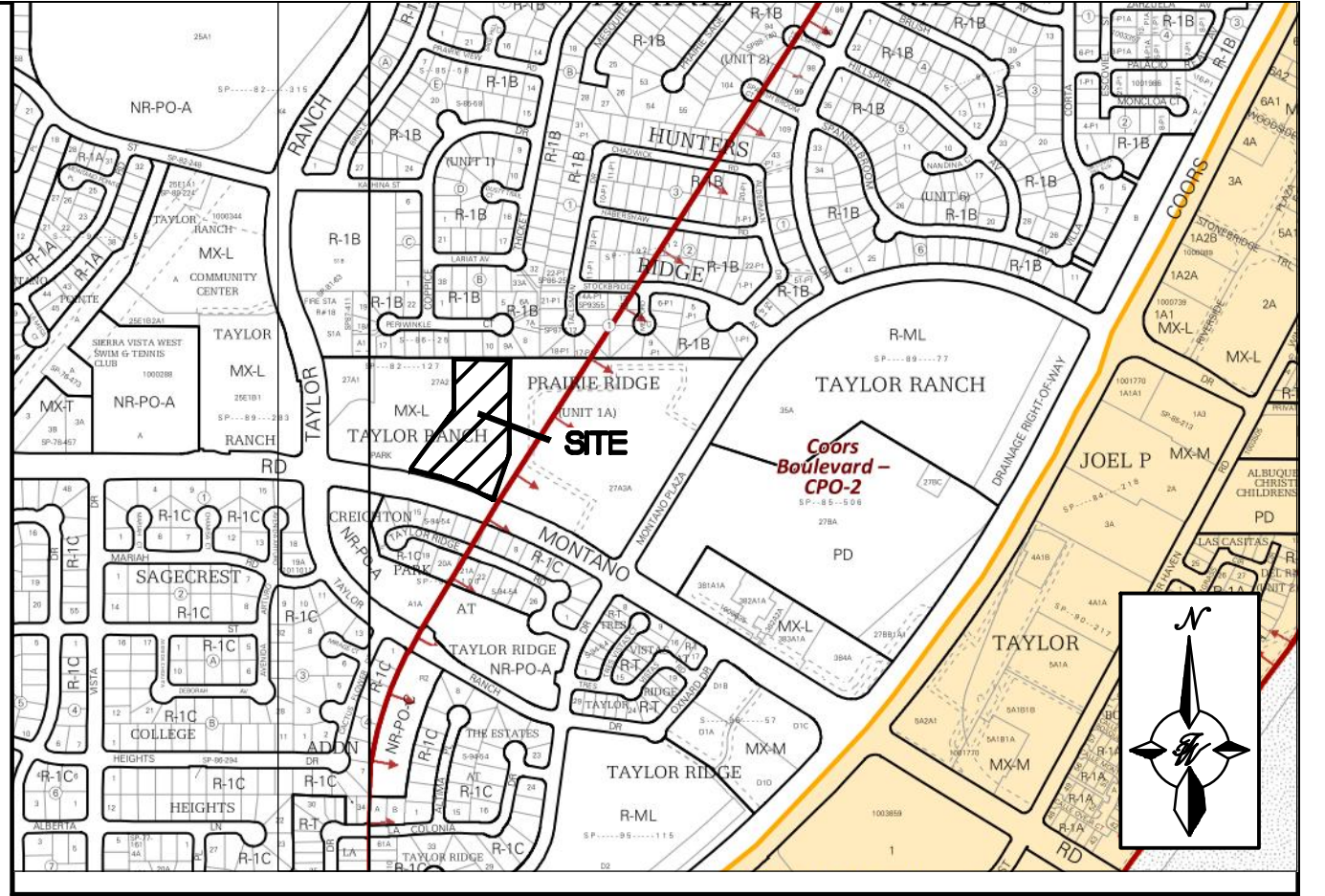
PARKING REQUIRED:
 (DWELLING, MULTI-FAMILY 1.5 SPACES/DU) 45 SPACES

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.



VICINITY MAP

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 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 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 |

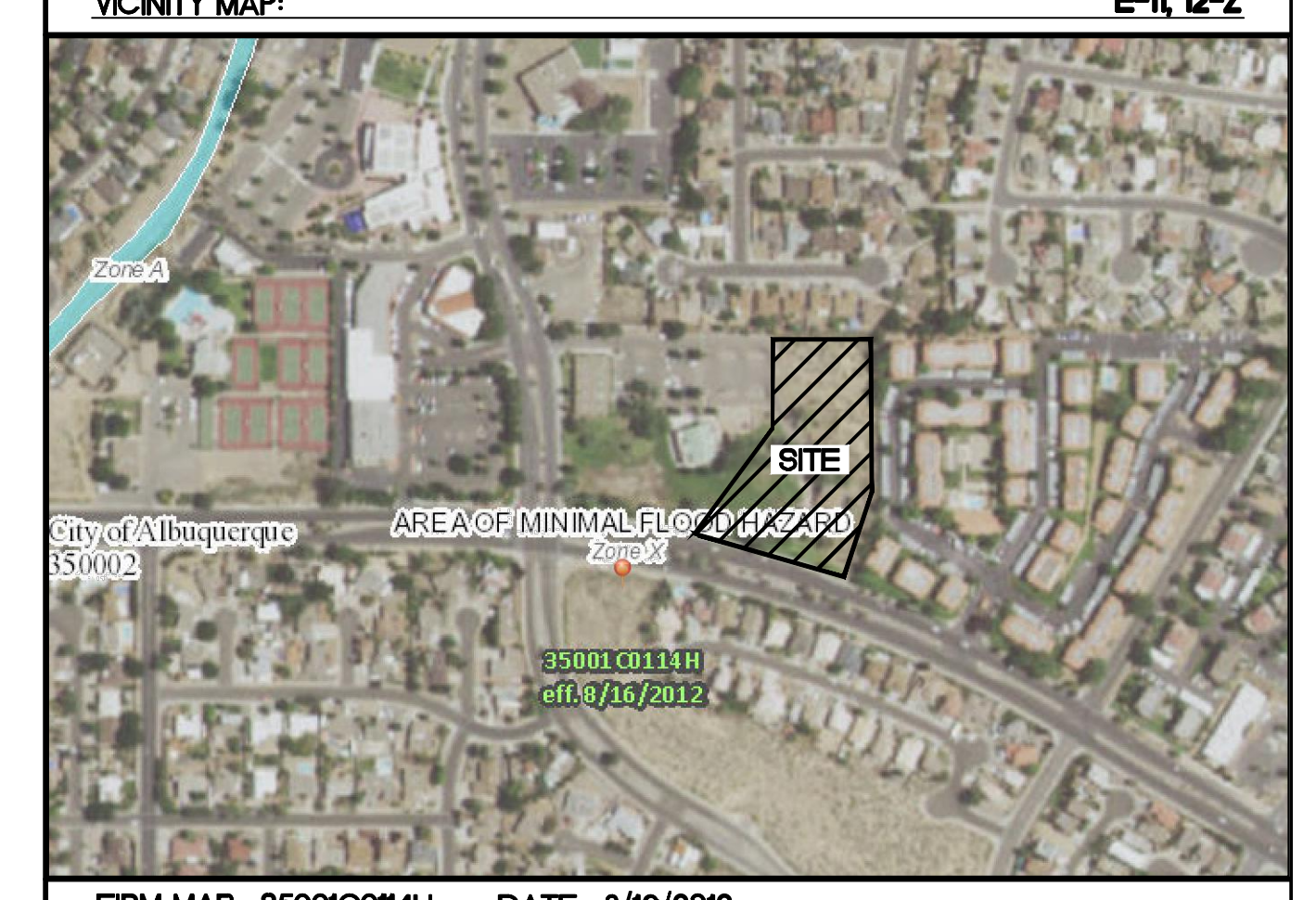
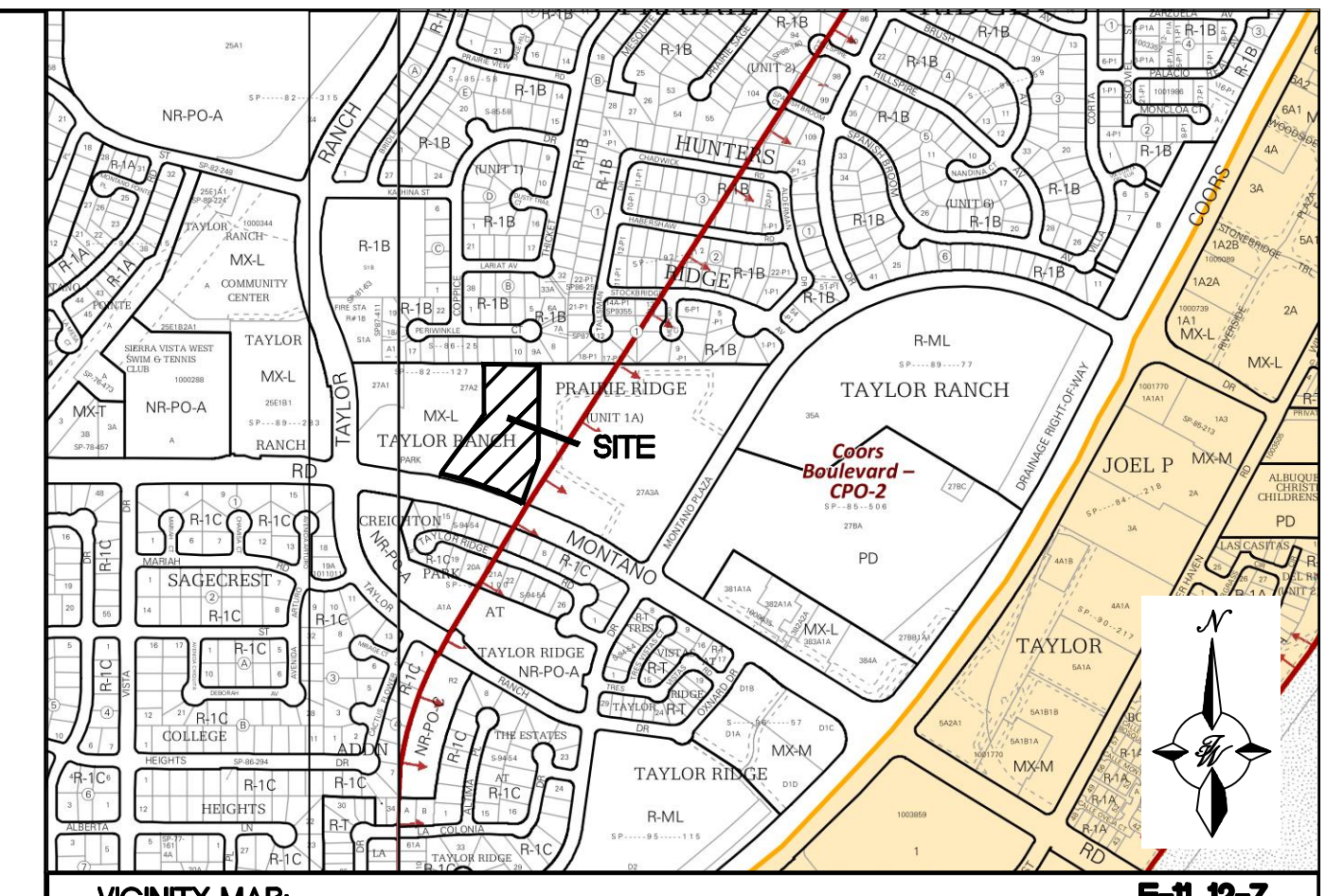
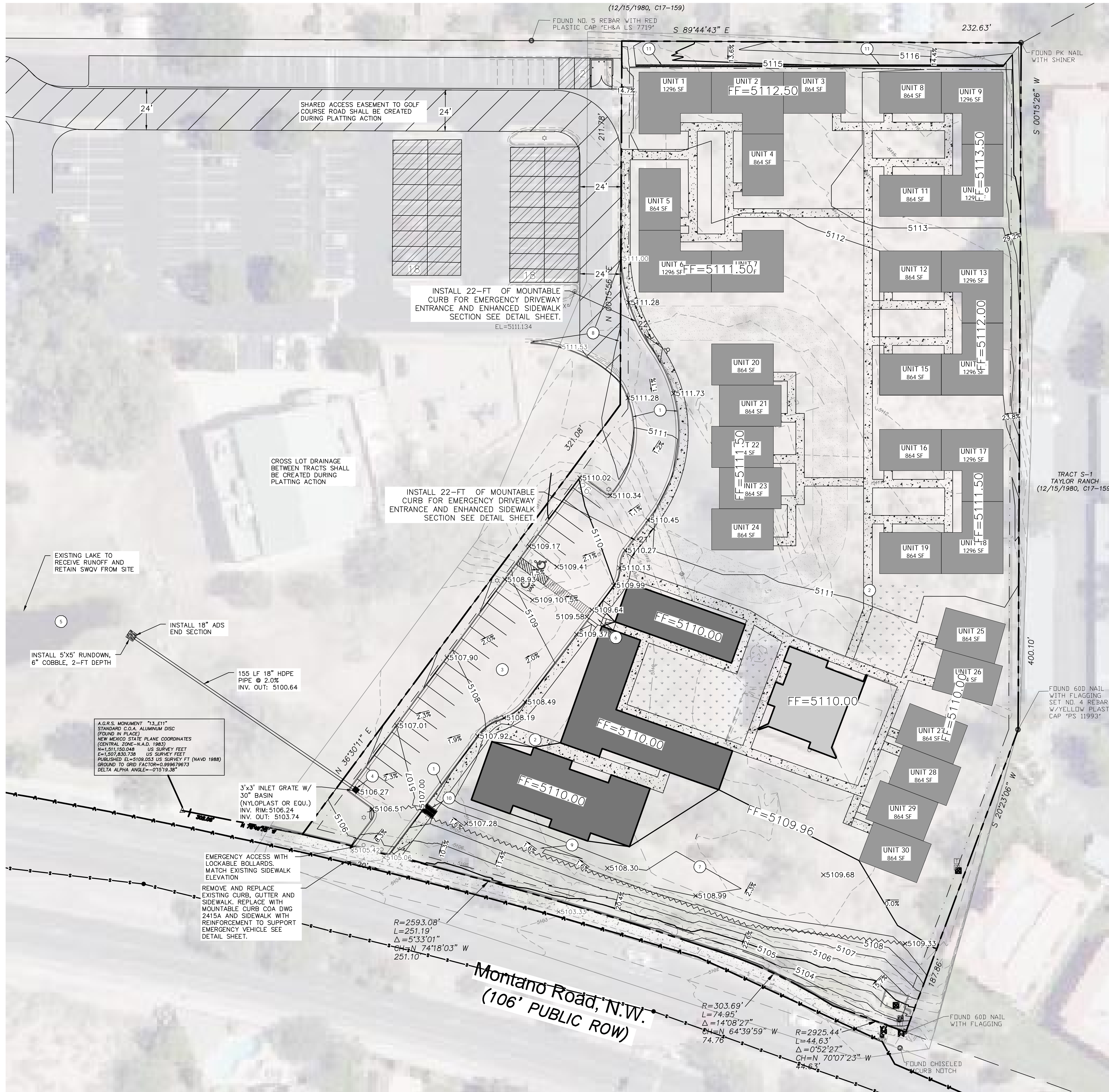
* Environmental Health, if necessary.



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
 TIERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
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 www.tierrawestllc.com

DRAWN BY
 BF
 DATE
 7/28/2020
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 SHEET #
C1
 JOB #
 2019080



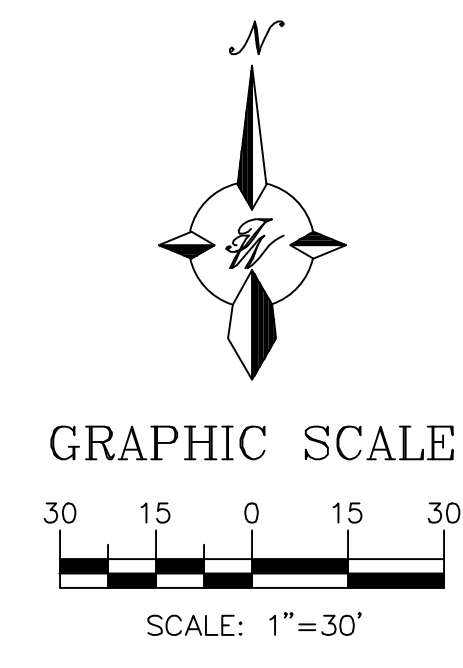
VICINITY MAP: E-11, 12-2
 FIRM MAP: 35001C0114H DATE: 8/16/2012

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

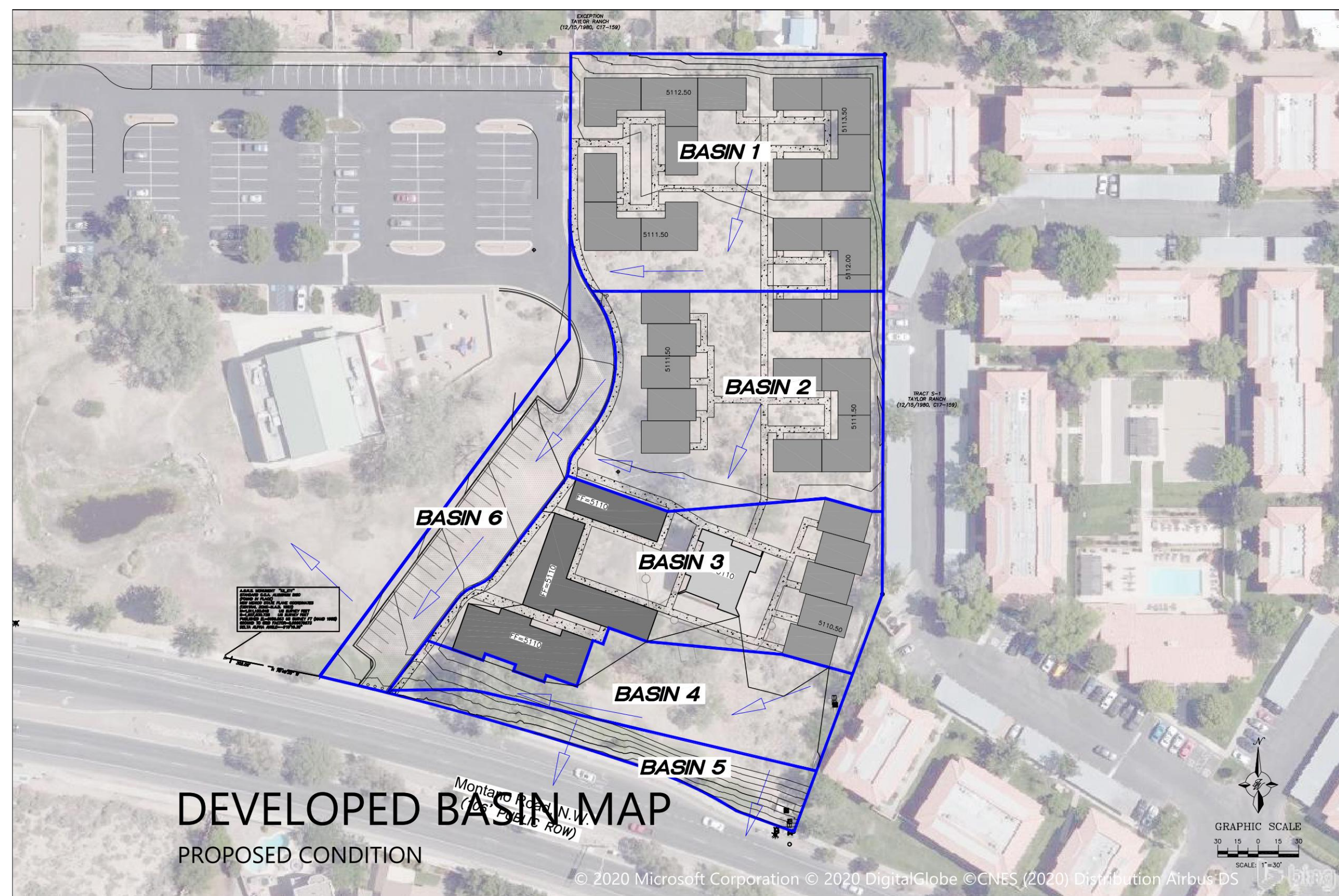
LEGEND

- 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



Z:\2019\2019080 Golf Course & Montano 25 Unit Home (Saranam)\dwg\EPIC\2019080_GRE.dwg Feb 27, 2020 - 3:57pm

| | | | |
|--|---|---|--|
| | 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 | DRAWN BY BF DATE 2/26/2020 2019080_GRE |
| | | 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | 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 | 0.348 | | | | 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 |

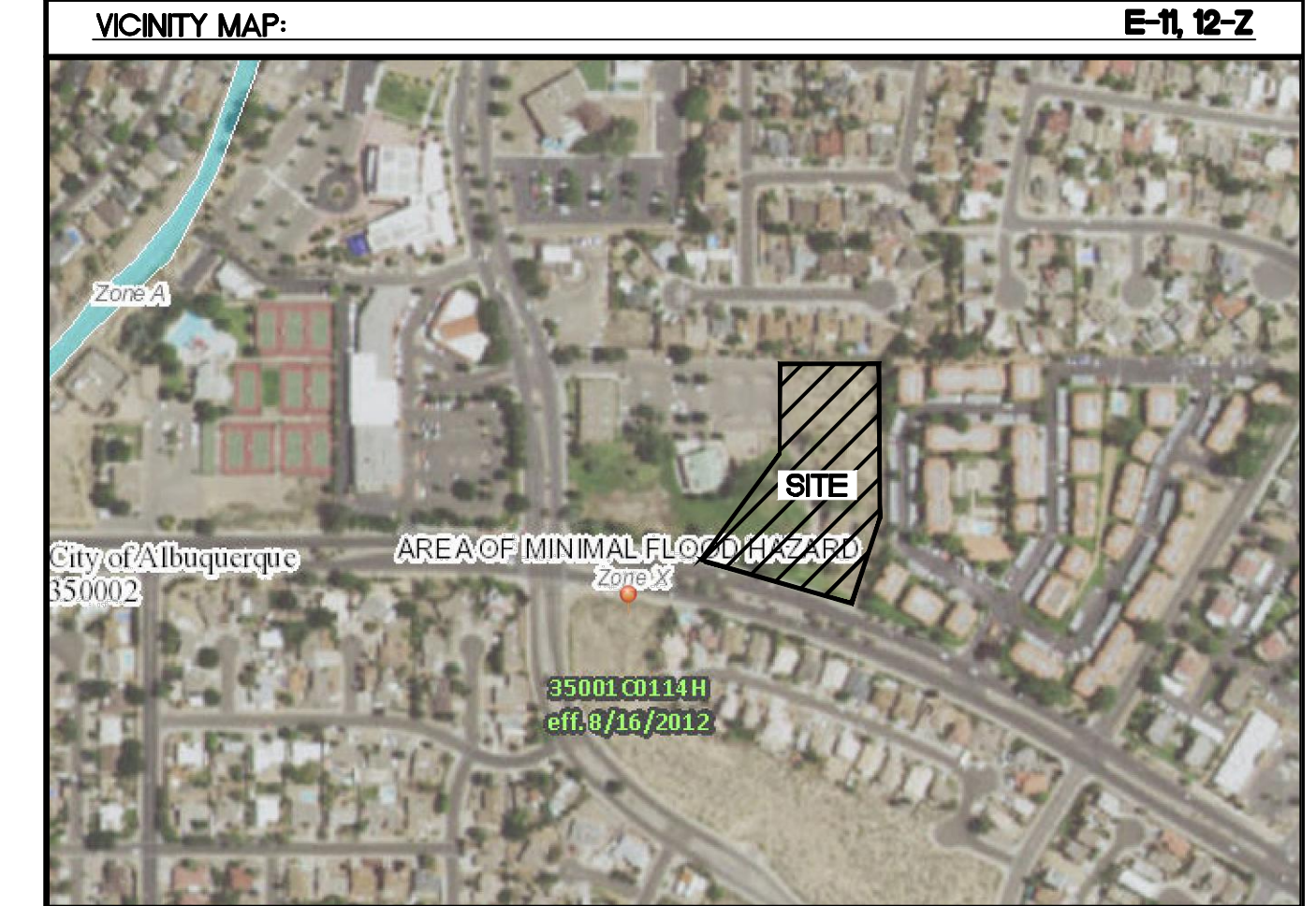
| Peak Discharge (cfs/acre) | | |
|---------------------------|----------|---------|
| Zone 1 | 100-Year | 10-Year |
| Qa | 1.29 | 0.24 |
| Qb | 2.03 | 0.76 |
| Qc | 2.87 | 1.49 |
| Qd | 4.37 | 2.89 |

Equations:

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

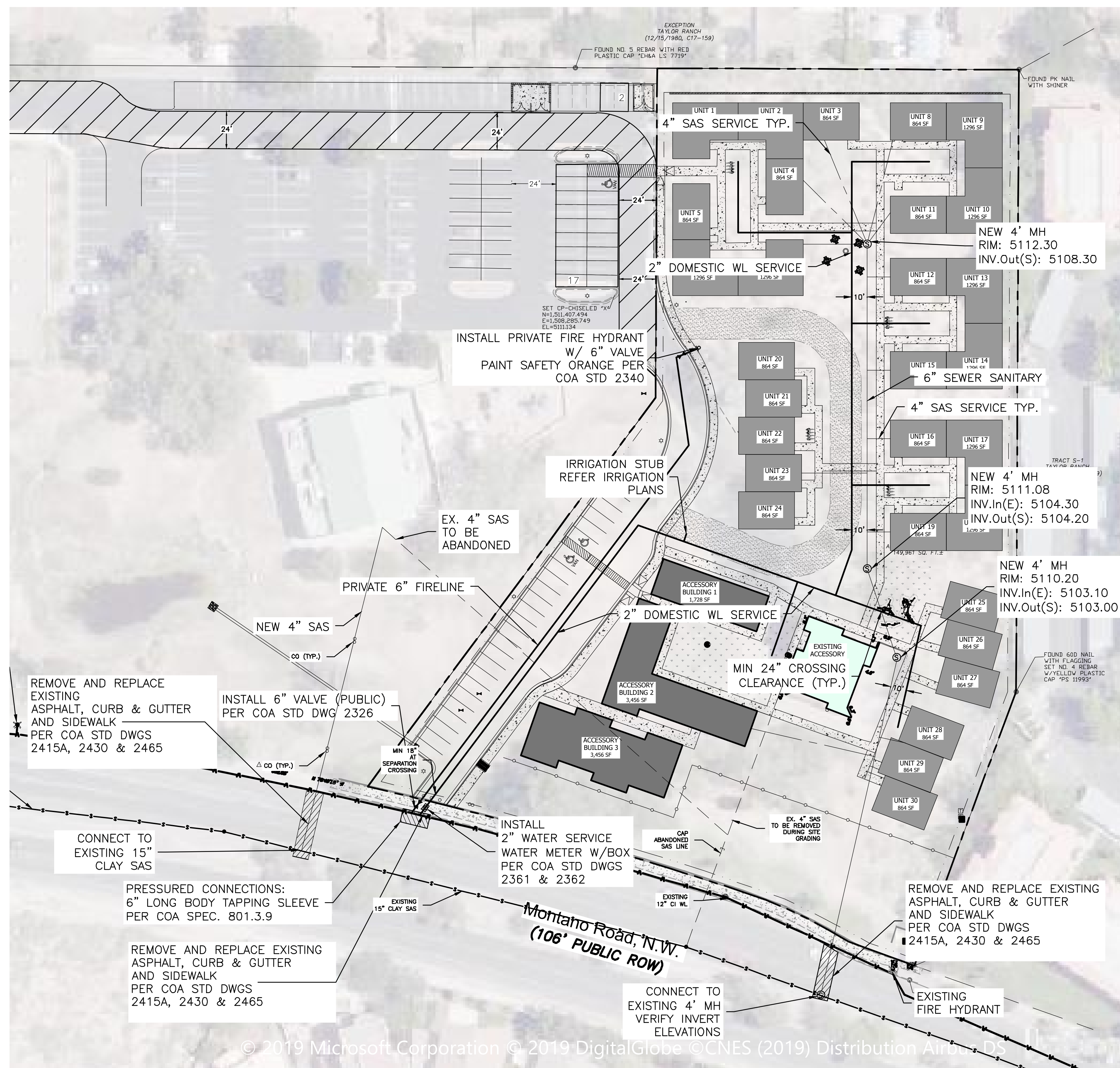
Stormwater Quality Volume

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



| | | | |
|--|---------------------|---|--|
| | ENGINEER'S SEAL | SARANAM AT 4701 MONTANO RD NW CONCEPTUAL GRADING & DRAINAGE PLAN | DRAWN BY BF DATE 2/26/2020 2019080_GRE |
| | | SHEET # C2-A JOB # 2019080 | |

Z:\2019\2019080_Golf Course & Montano 25 Unit Home (Saranam)\dwg\EPIC\2019080_MUE.dwg, Jul 28, 2020 - 9:31am

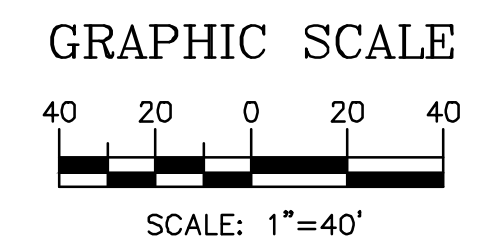
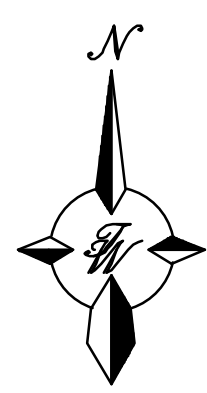


LEGEND

| | |
|--|---|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | SCREEN WALL |
| | RETAINING WALL |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | 36" SD STORM SEWER LINE |
| | 6" SAS SANITARY SEWER LINE |
| | 8" WL WATERLINE |
| | SINGLE CLEAN OUT |
| | DOUBLE CLEAN OUT |
| | EXISTING SD MANHOLE |
| | EXISTING INLET |
| | EXISTING SANITARY MANHOLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING POWER POLE |
| | EXISTING GAS VALVE |
| | EXISTING OVERHEAD UTILITIES |
| | EX. UGE EXISTING UNDERGROUND UTILITIES |
| | EX. 2" GAS EXISTING GAS |
| | EX. 8" SAS EXISTING SANITARY SEWER LINE |
| | EX. 10" WL EXISTING WATER LINE |
| | EX. 18" RCP EXISTING STORM SEWER LINE |

GENERAL UTILITY NOTES:

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



MATERIALS (OR EQUIVALENT APPROVED):

- SEWER TO BE SDR-35 PVC
- WATER LINE TO BE C900-PVC DR18

WATER NOTES:

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
- PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
- 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.
- 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.
- ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
- CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
- RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
- 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.
- CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
- CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

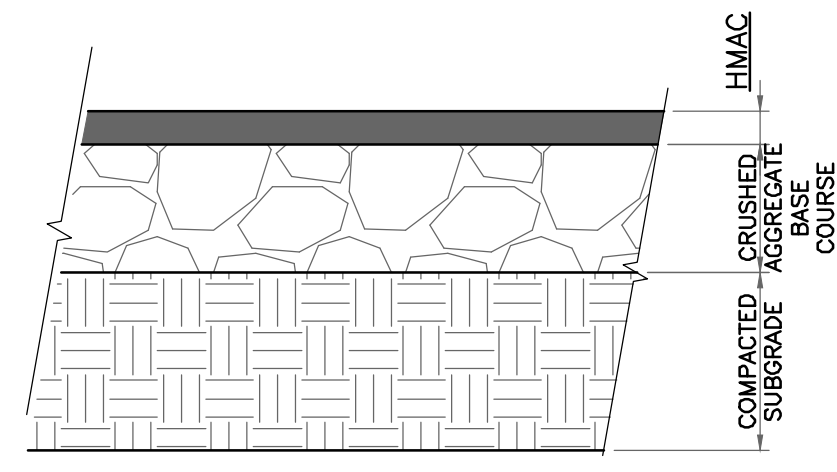
ABCWUA NOTES:

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/)

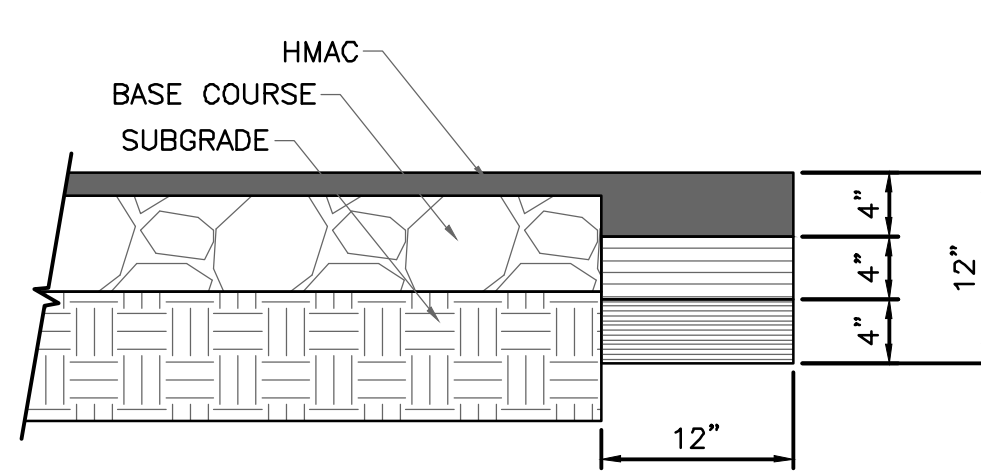
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

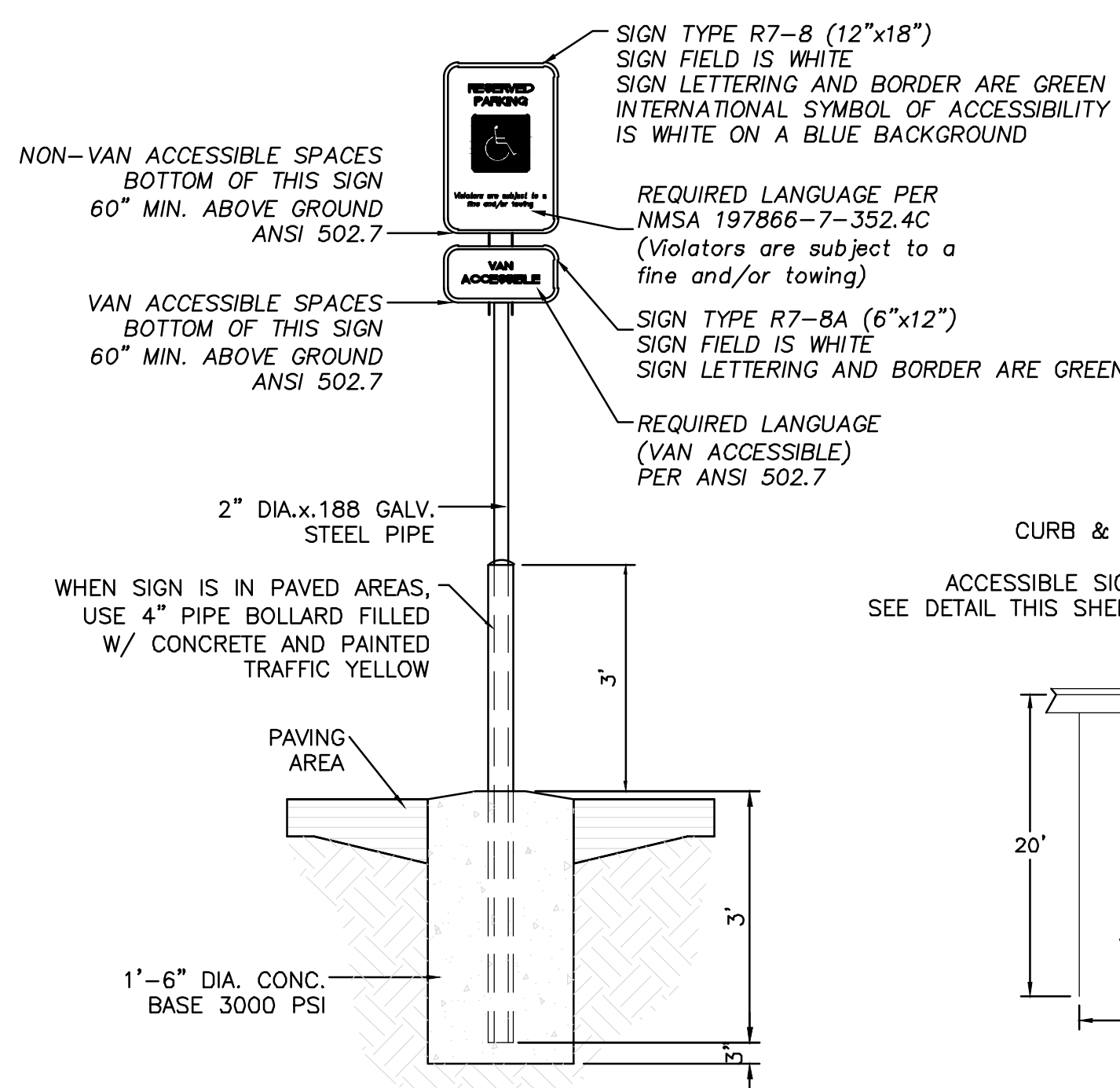
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL.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

TRENCHING

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

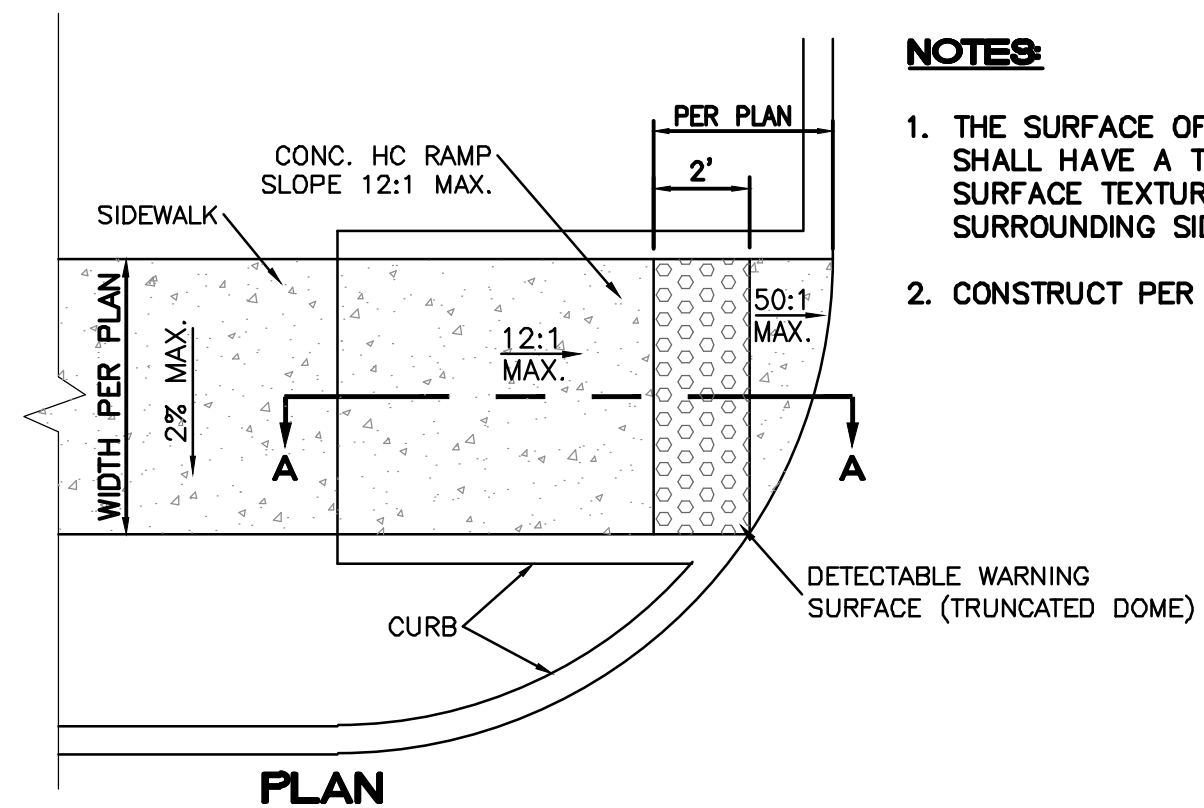
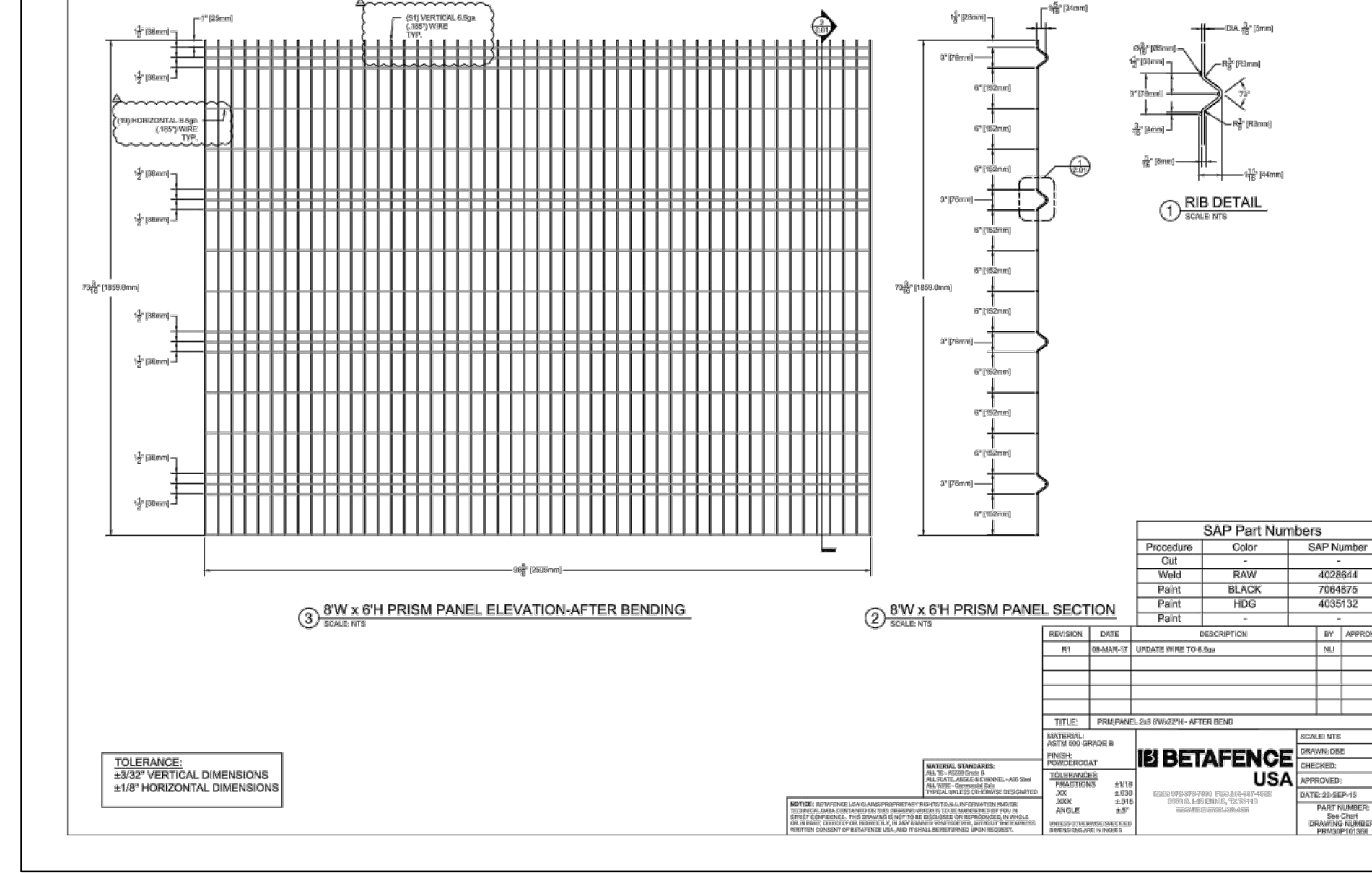
NOTE:

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



ACCESSIBLE PARKING SIGN
NTS

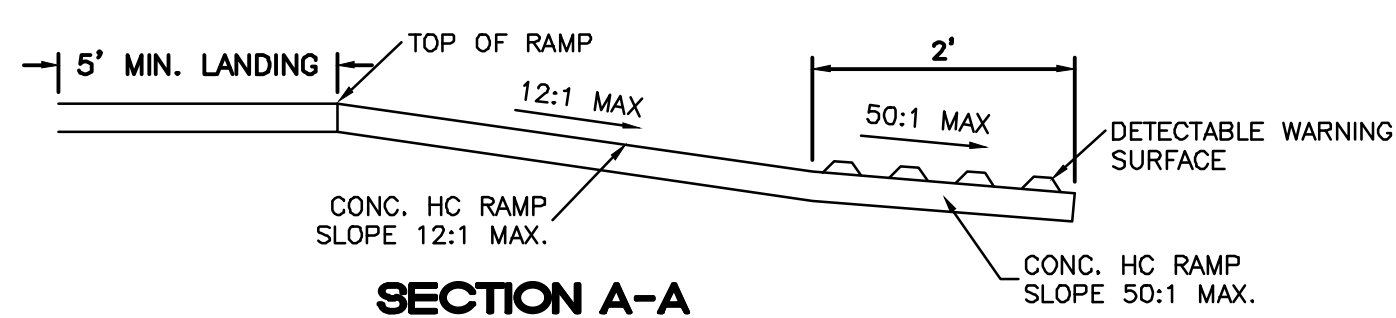
- NOTES:**
- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - Parking space lines and diagonal striping to be painted blue.
 - Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least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



PLAN

NOTES:

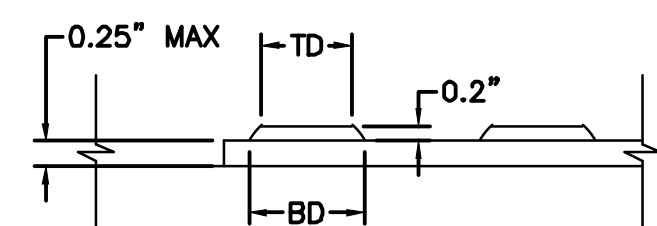
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



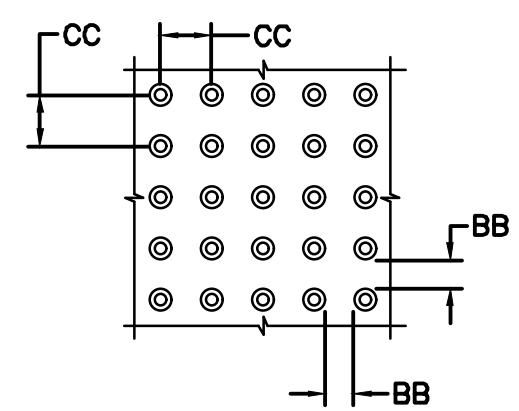
SECTION A-A

UNIDIRECTIONAL HC RAMP

NOT TO SCALE

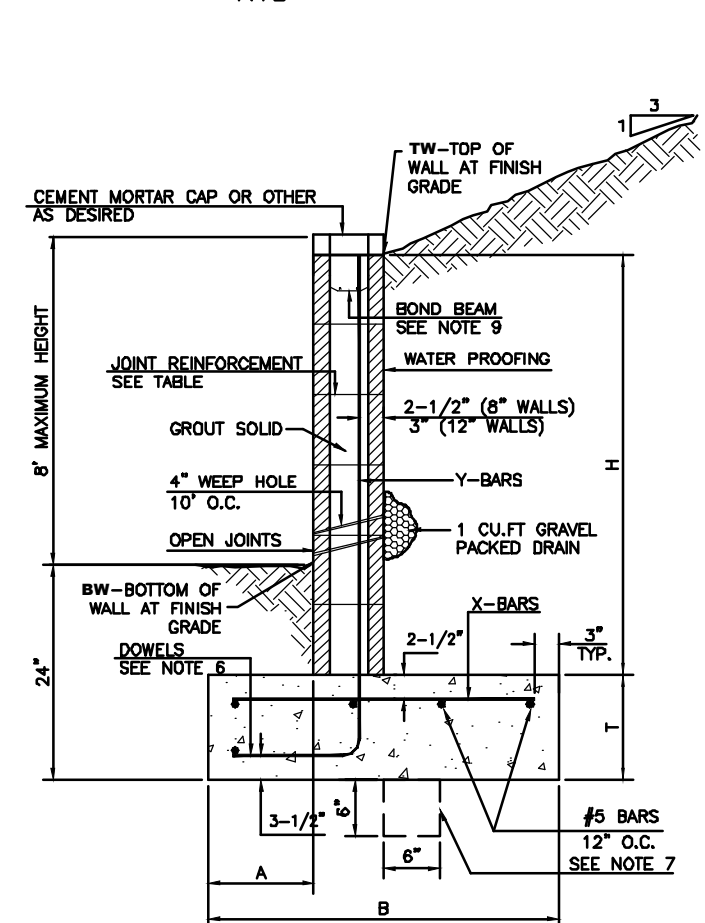


DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



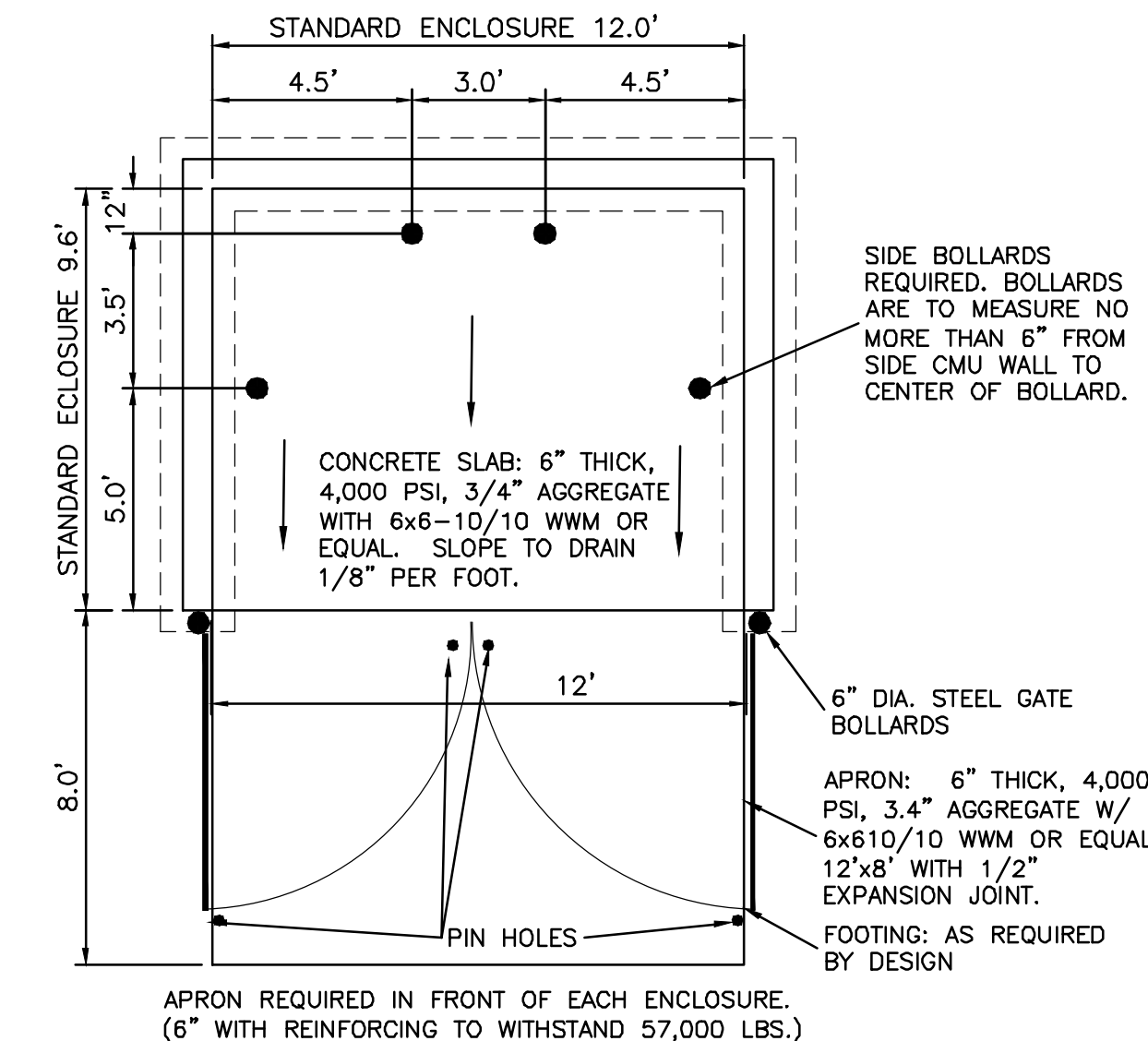
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

HC PARKING DETAIL
NTS



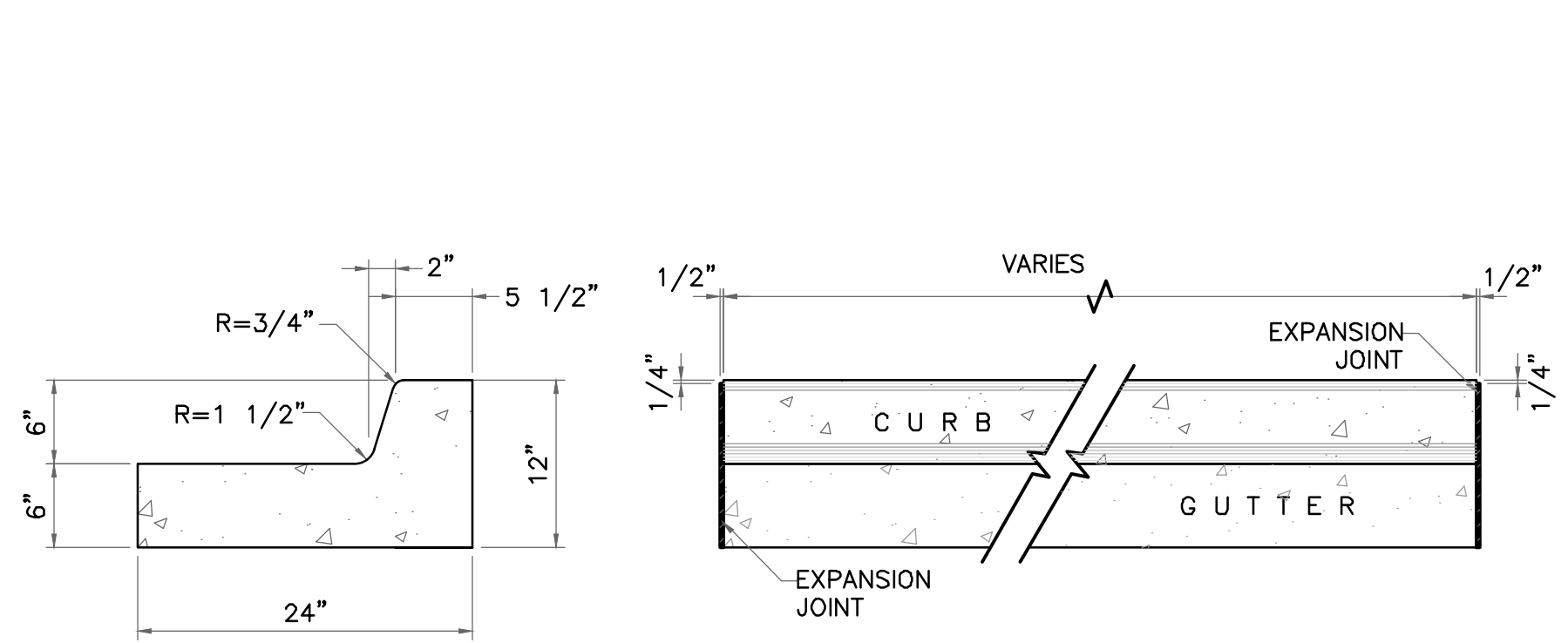
| 8 INCH REINFORCED CONCRETE MASONRY WALL | | | | | | | | | |
|---|-----|--------|-----|--------|-----|---------------|---------------|--------|-----|
| FL-TH. | IN. | FL-TH. | IN. | FL-TH. | IN. | Y-BARS | X-BARS | FL-TH. | IN. |
| 2'-0" | 8" | 2'-0" | 8" | 2'-0" | 8" | #4 @ 32" O.C. | #4 @ 24" O.C.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

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 98 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER TO BE A 2.00%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE EMB-B-WALL EVERY OTHER COURSE.
 - CONCRETE 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-#5 BARS FOR WALLS OVER 5'-4".



DUMPSTER ENCLOSURE DETAIL

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



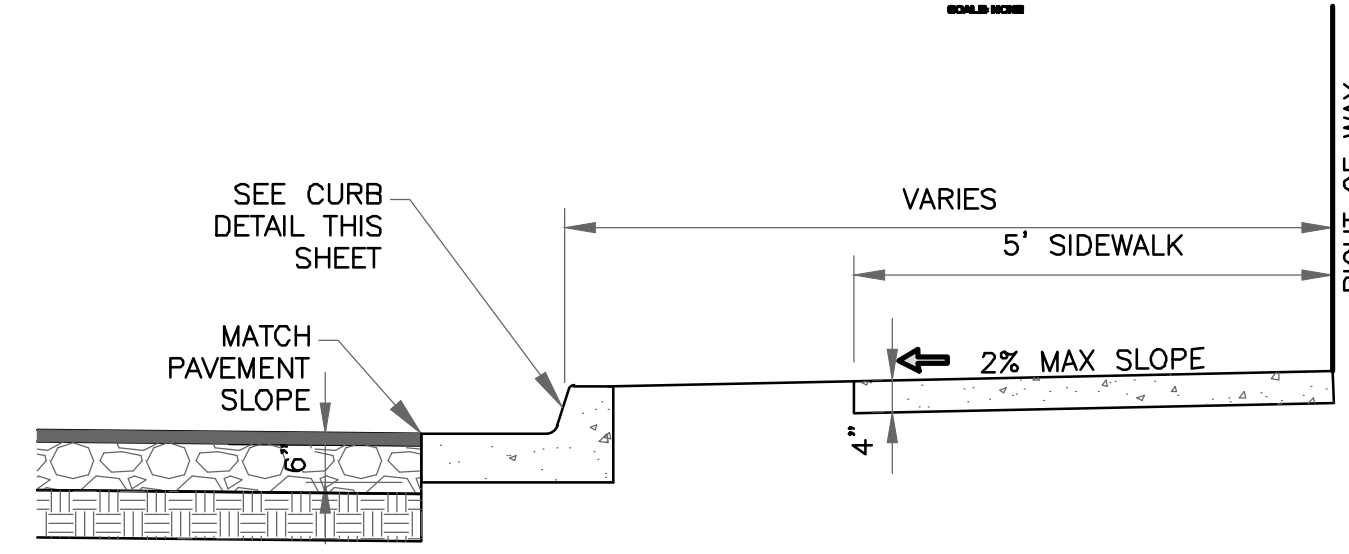
END SECTION

PLAN VIEW

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.

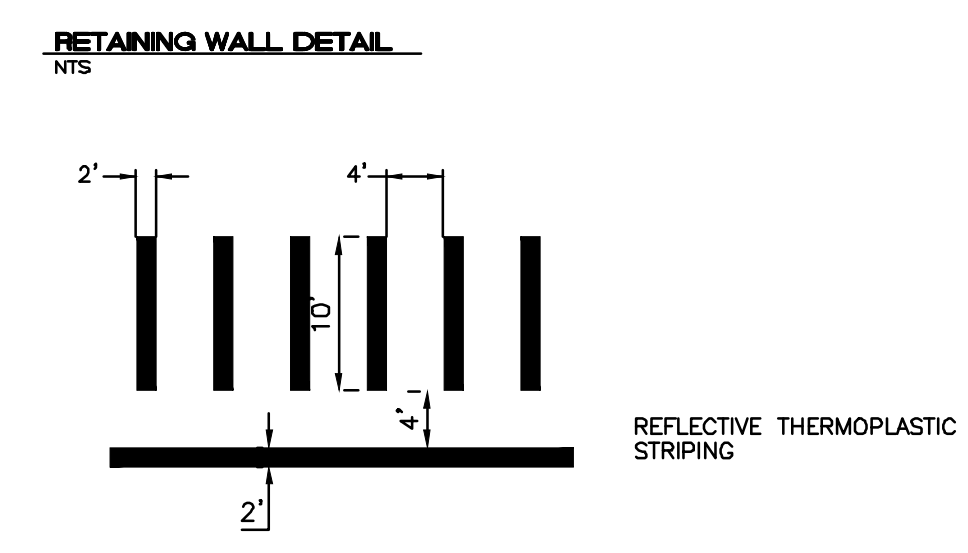
STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1"=1'



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.

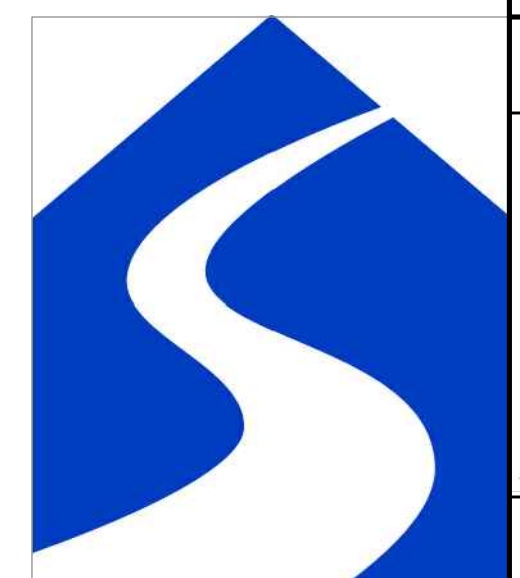


RETAINING WALL DETAIL
NTS

CROSSWALK DETAIL
NTS

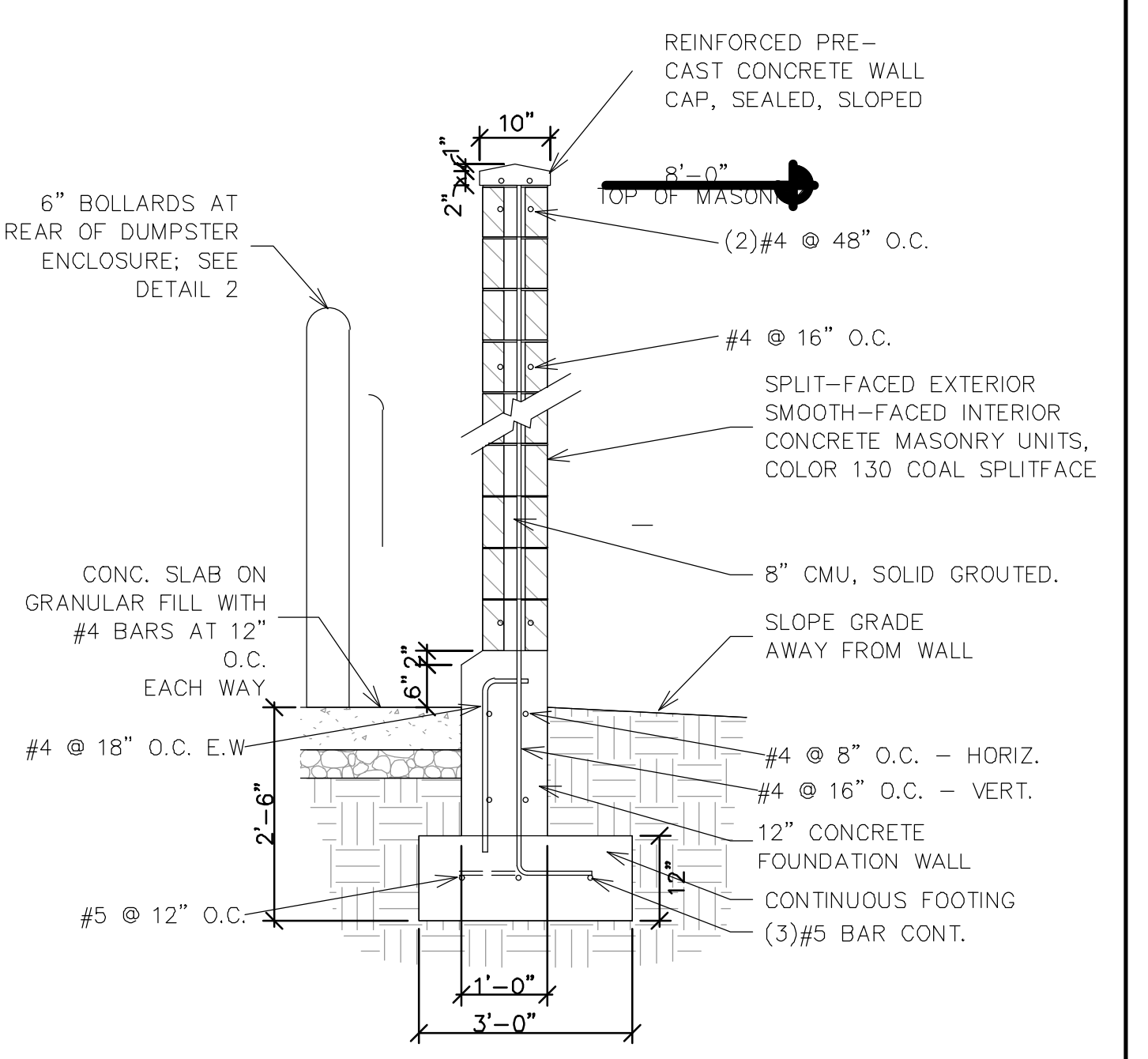
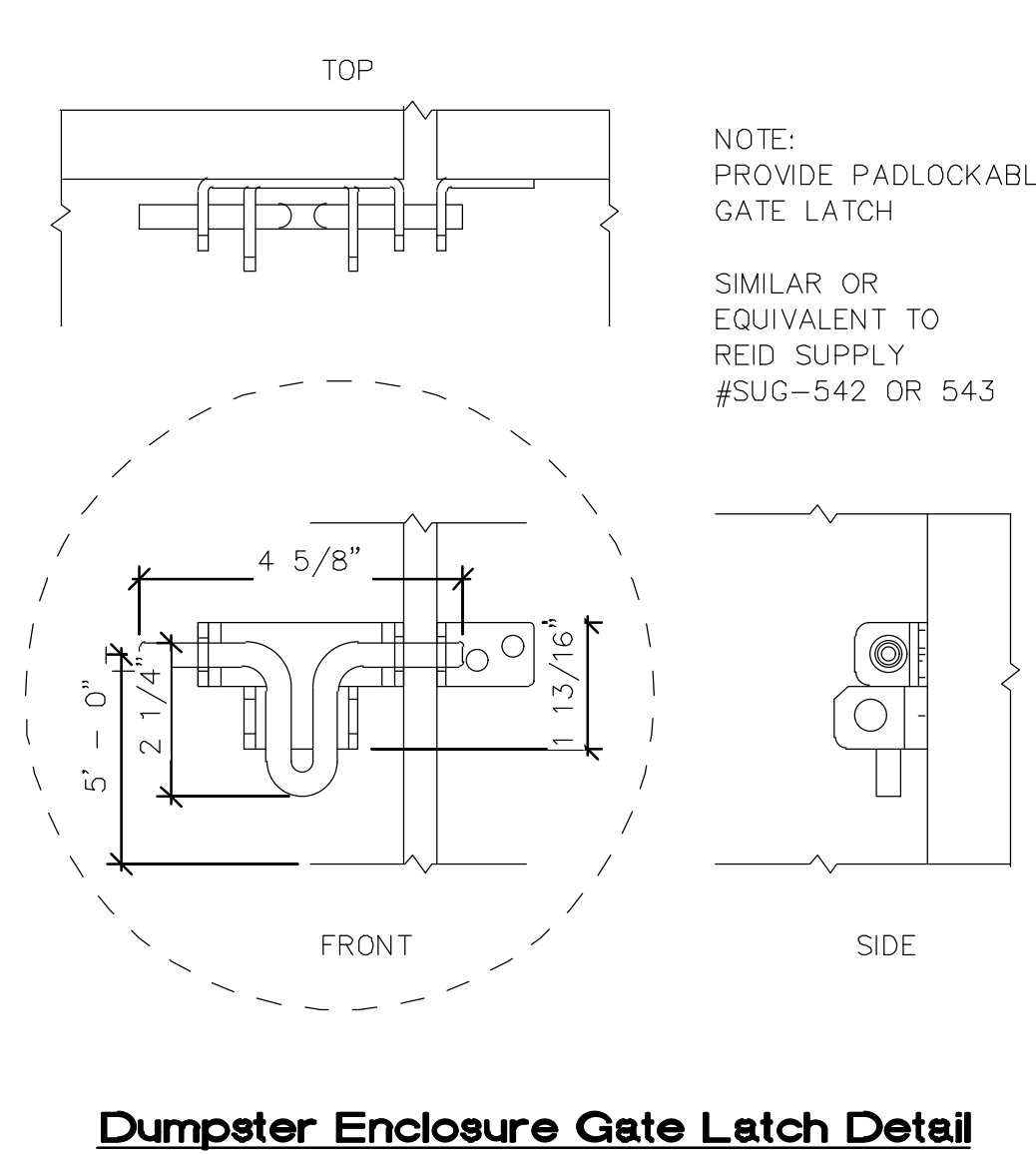
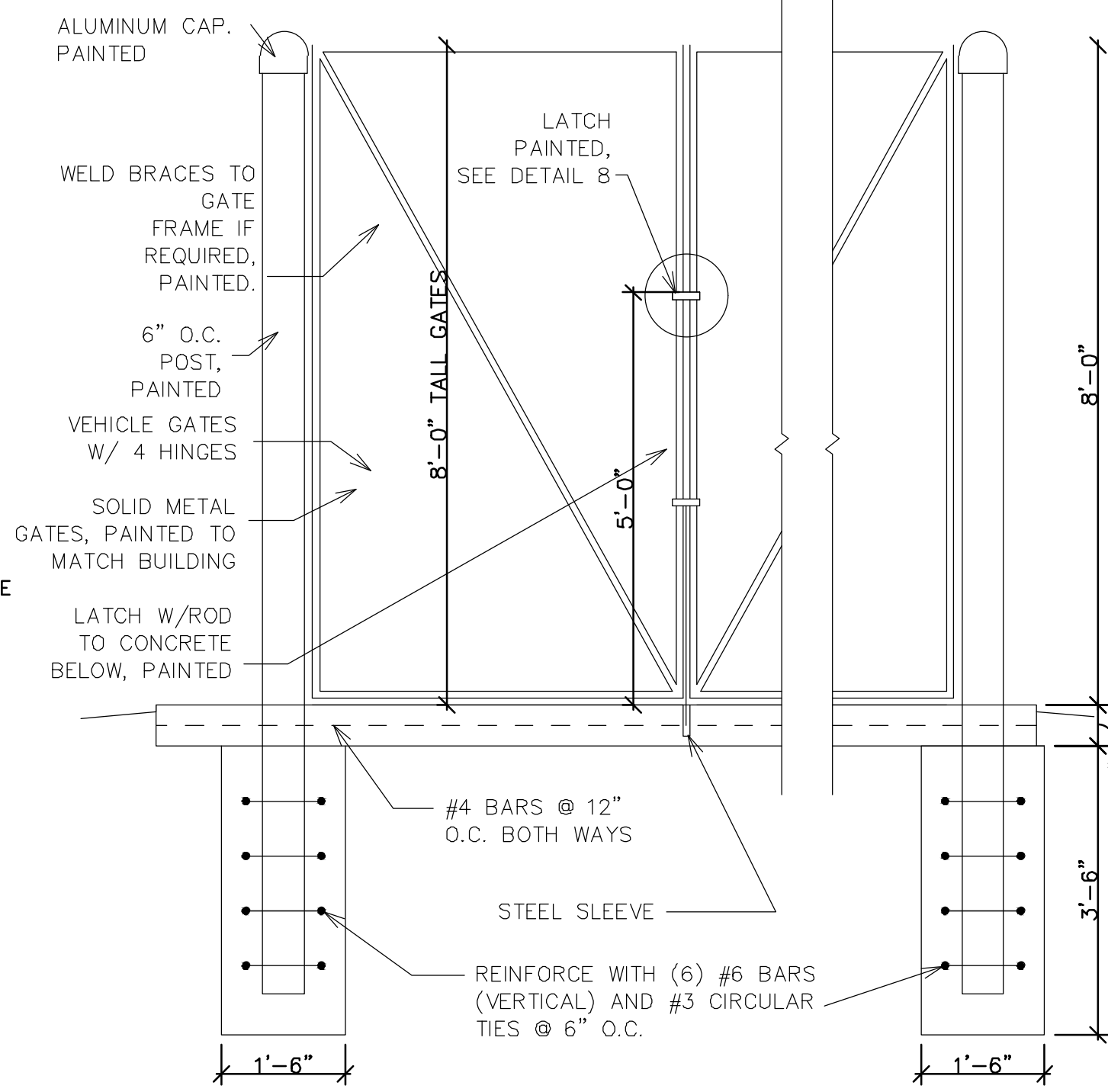
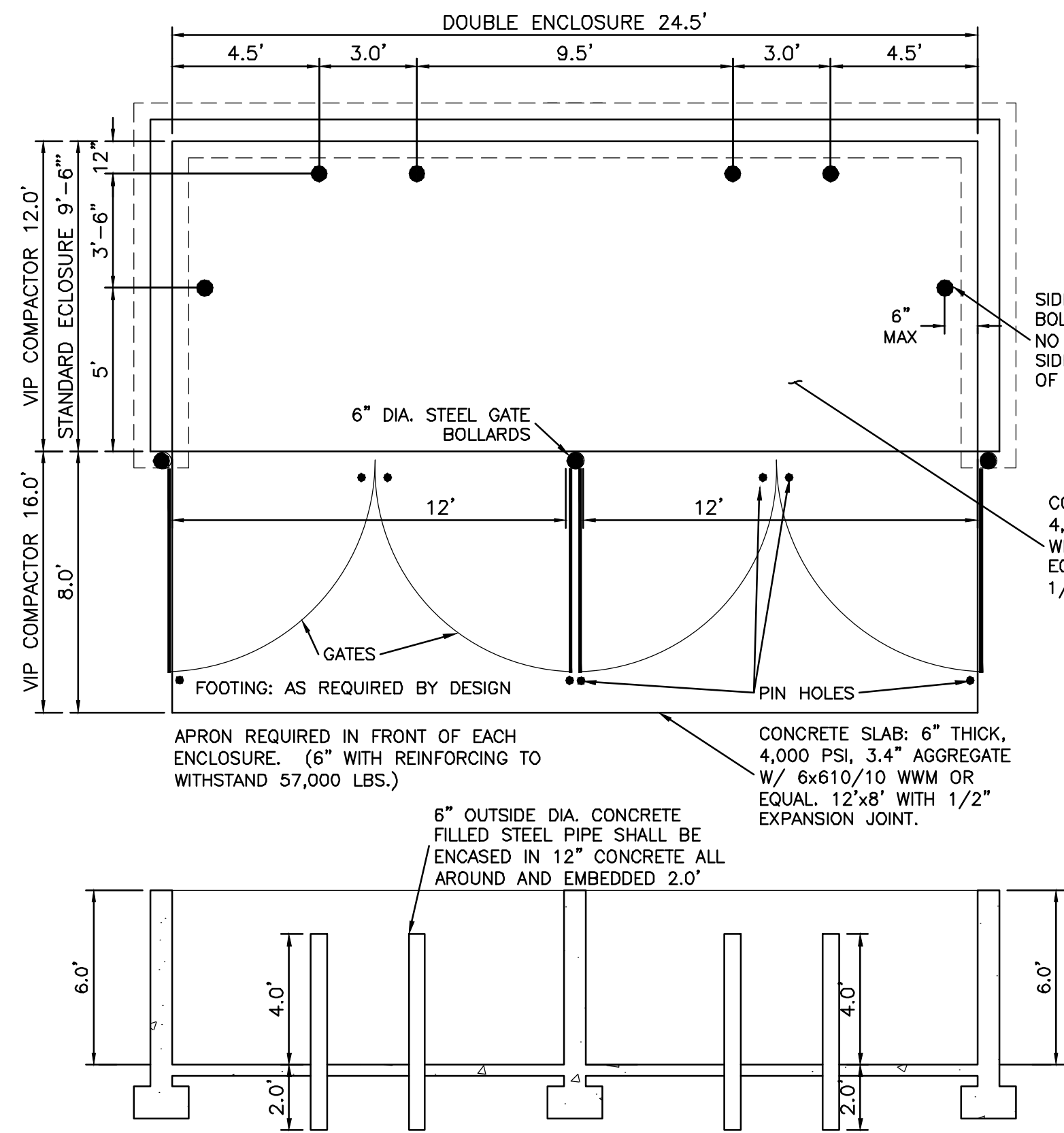


ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)



| | | | | |
|----------------------------|--|---|---|----------------------|
| ISSUED FOR DRB ONLY | | ENGINEER'S SEAL | SARANAM AT 4701 MONTANO RD NW | DRAWN BY BF |
| | | RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER | CONSTRUCTION DETAILS | DATE 7/28/2020 |
| | | | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | 2019080_DTE |
| | | | | SHEET # C4 |
| | | | | JOB # 2019080 |

Z:\2019\2019080_Golf Course & Montano_25 Unit Home (Saranam)\dte\EPIC\2019080_DTE.dwg Jul 28, 2020 9:10am



Dumpster 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

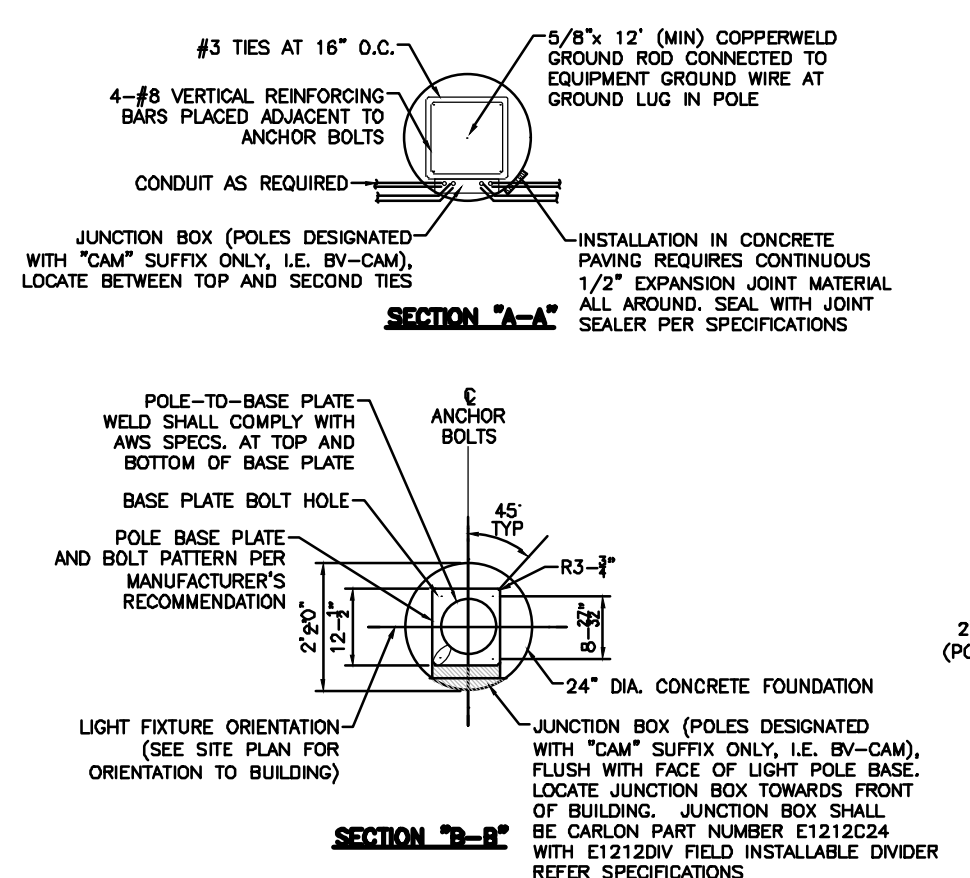
| MANUAL OPERATED RETRACTABLE RECOMMENDED USES | MANUAL LIFT BOLLARD | MANUAL OPERATED RETRACTABLE BOLLARD | | | | | | | | | | | | |
|--|---|---|-----------|----|-----|-----------|----|-----|-----------|----|-----|-----------|----|-----|
| <ul style="list-style-type: none"> NON-SECURITY Parking Garages Traffic Control Car Dealerships Schools | <p>Stainless Steel</p> <p>LBMR SERIES</p> | <p>NON-SECURITY</p> <table border="1"> <tr> <td>LBMR04000</td> <td>4"</td> <td>36"</td> </tr> <tr> <td>LBMR04080</td> <td>4"</td> <td>36"</td> </tr> <tr> <td>LBMR06000</td> <td>6"</td> <td>36"</td> </tr> <tr> <td>LBMR06080</td> <td>6"</td> <td>36"</td> </tr> </table> | LBMR04000 | 4" | 36" | LBMR04080 | 4" | 36" | LBMR06000 | 6" | 36" | LBMR06080 | 6" | 36" |
| LBMR04000 | 4" | 36" | | | | | | | | | | | | |
| LBMR04080 | 4" | 36" | | | | | | | | | | | | |
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| LBMR06080 | 6" | 36" | | | | | | | | | | | | |

CALPIPE SECURITY BOLLARDS - 12021 WOODRUFF AVENUE, DOWNEY, CA 90241 - TEL 877-283-8518 - CALPIPEBOLLARDS.COM 17

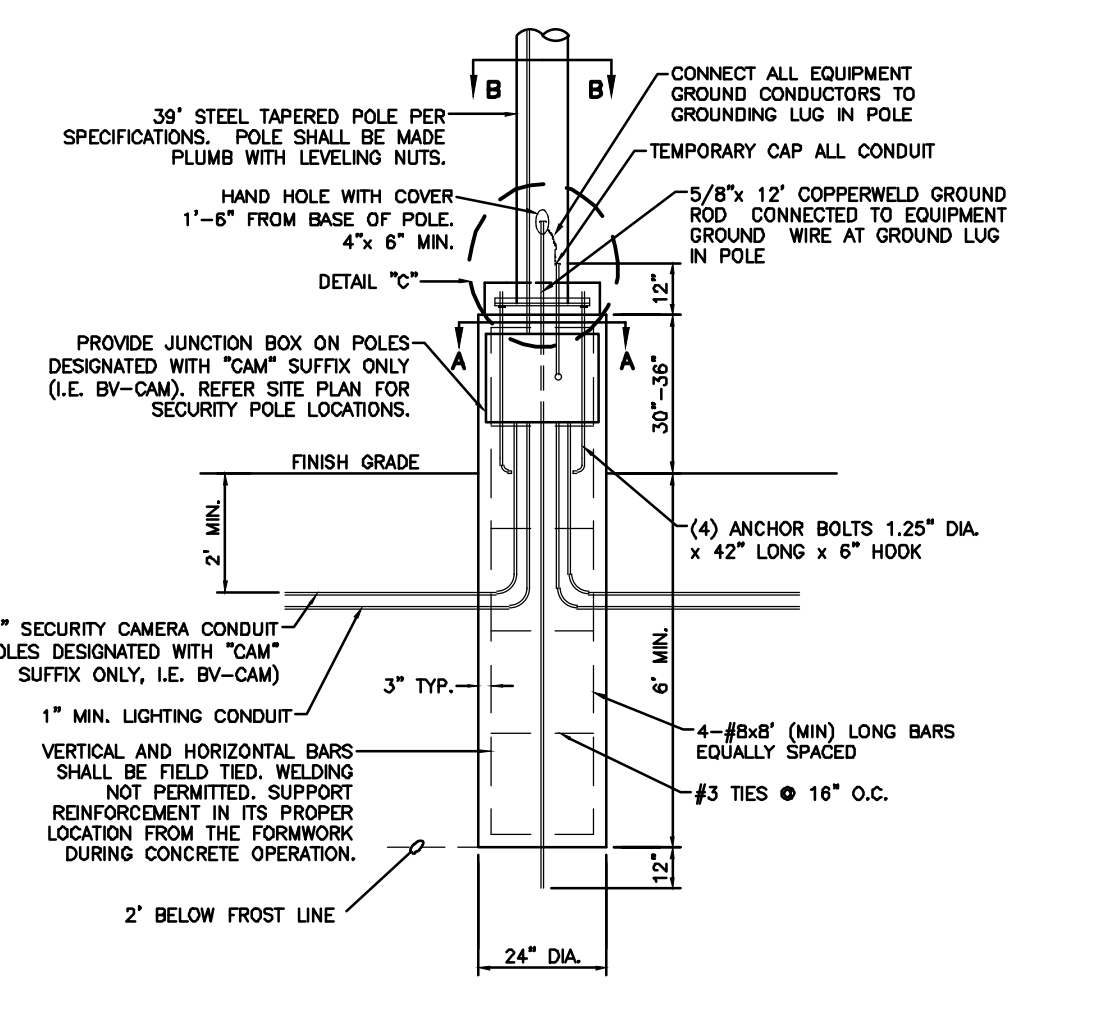
DRIVEABLE GRASS SPECIFICATION

| 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 |

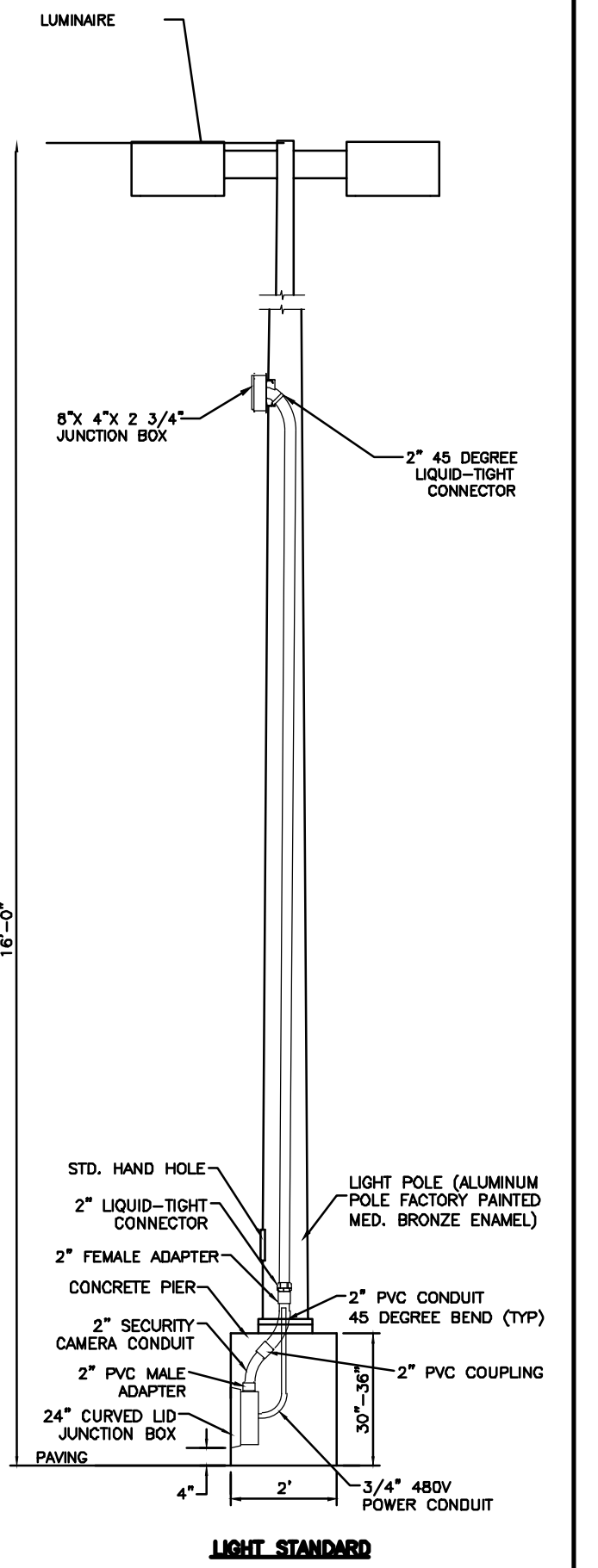
* other colors available for special order



TYPICAL ANCHOR BOLT SPACING



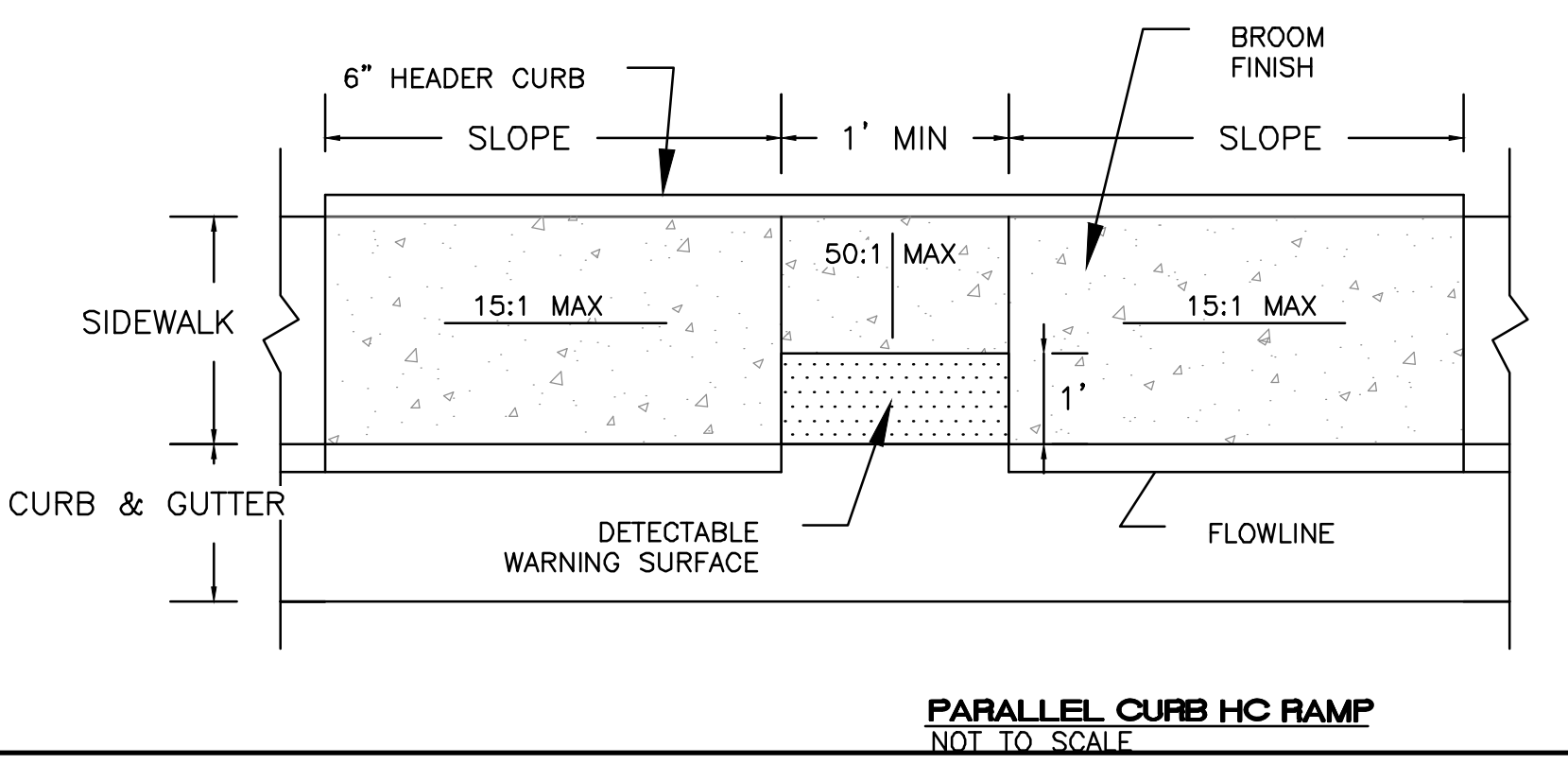
TYPICAL LIGHTING POLE BASE DETAIL
NTS



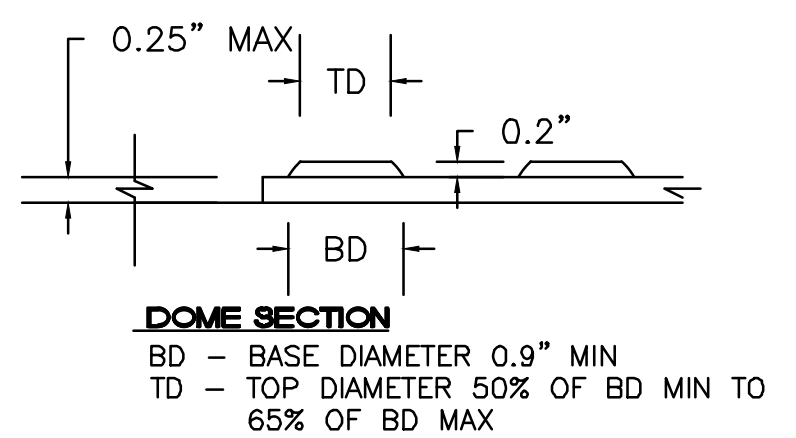
LIGHT STANDARD

BOLLARD SPECIFICATION

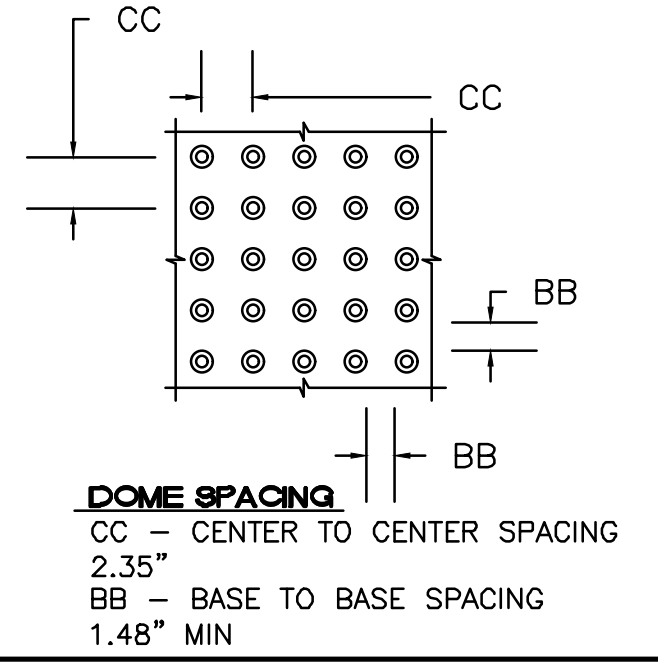
- NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



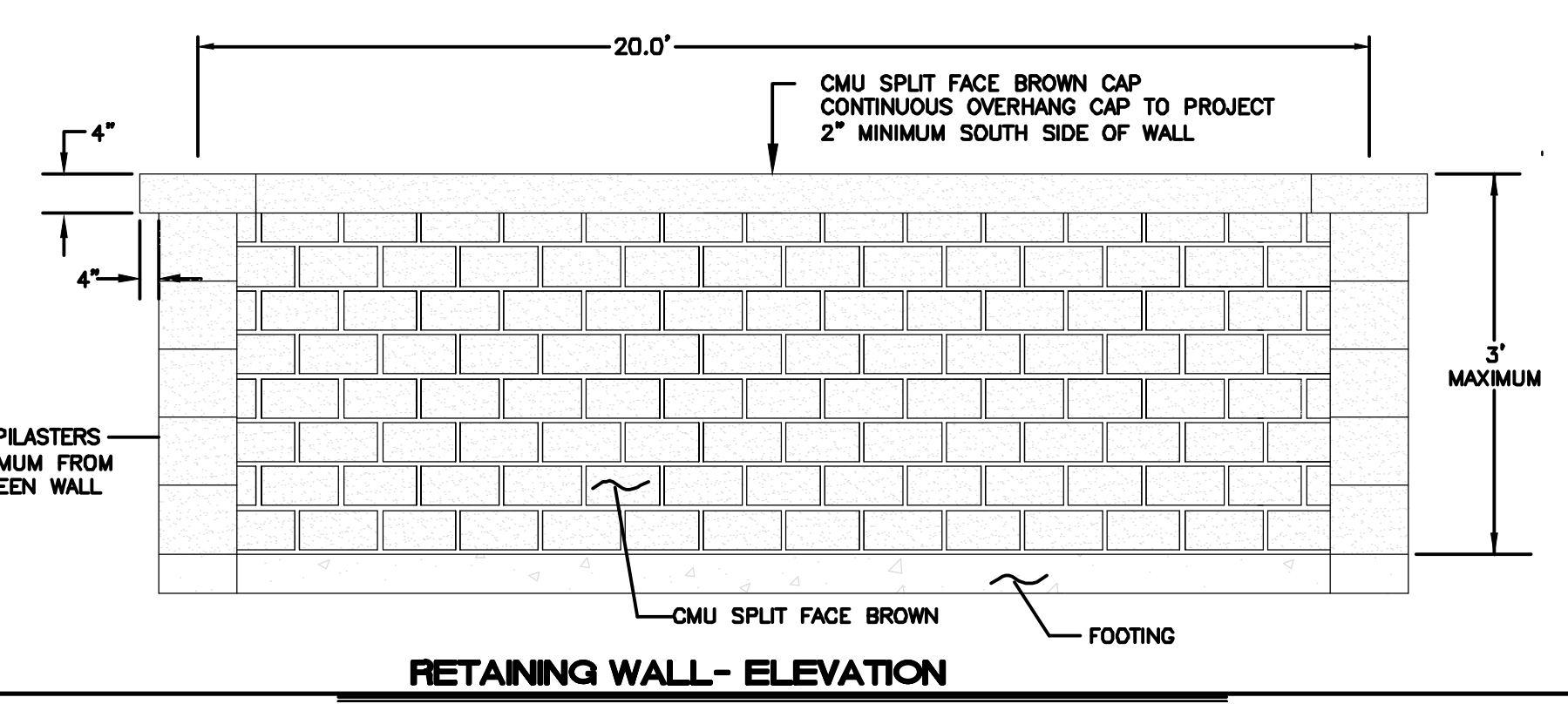
PARALLEL CURB HC RAMP
NOT TO SCALE



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



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



RETAINING WALL- ELEVATION

ISSUED FOR DRB ONLY

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
7868
7/28/2020
RONALD R. BOHANNAN
P.E. #7868

SARANAM AT
4701 MONTANO RD NW
CONSTRUCTION DETAILS

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

DRAWN BY
BF
DATE
7/28/2020
2019080_DTE

SHEET #
C5

JOB #
2019080



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 | 81,128 SF |
| PROPOSED LANDSCAPE | 0 SF |
| PROPOSED OFFSITE LANDSCAPE | 81,128 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:

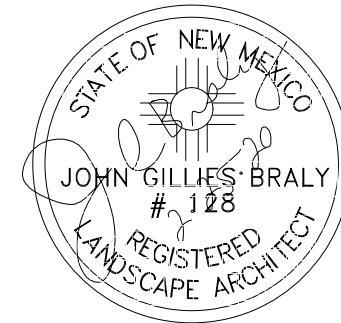
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, 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:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..
2. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 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.
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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

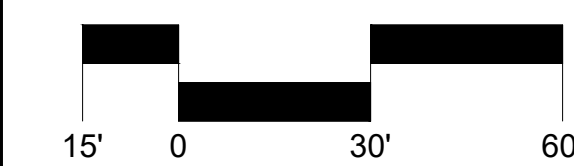
- Revisions:
- ▲ 2.26.20
 - ▲ 2.27.20
 - ▲ 07.23.20
 - ▲ 08.19.20

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:

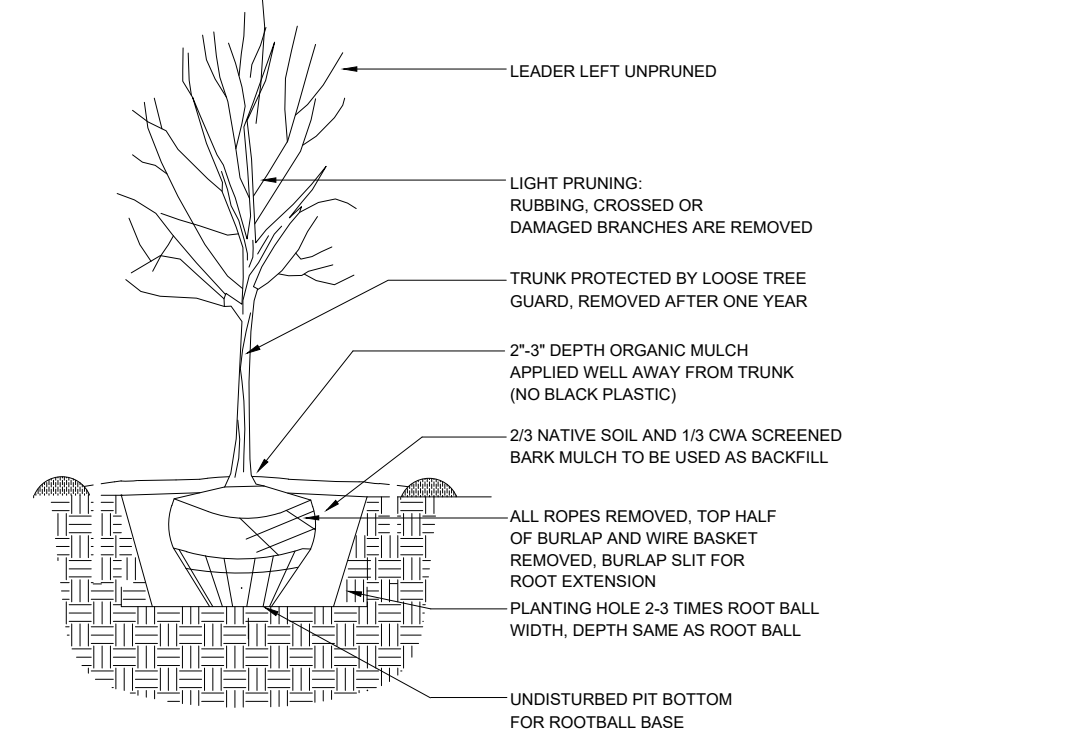
LP-01

PLANT SCHEDULE BASE 20.07.23

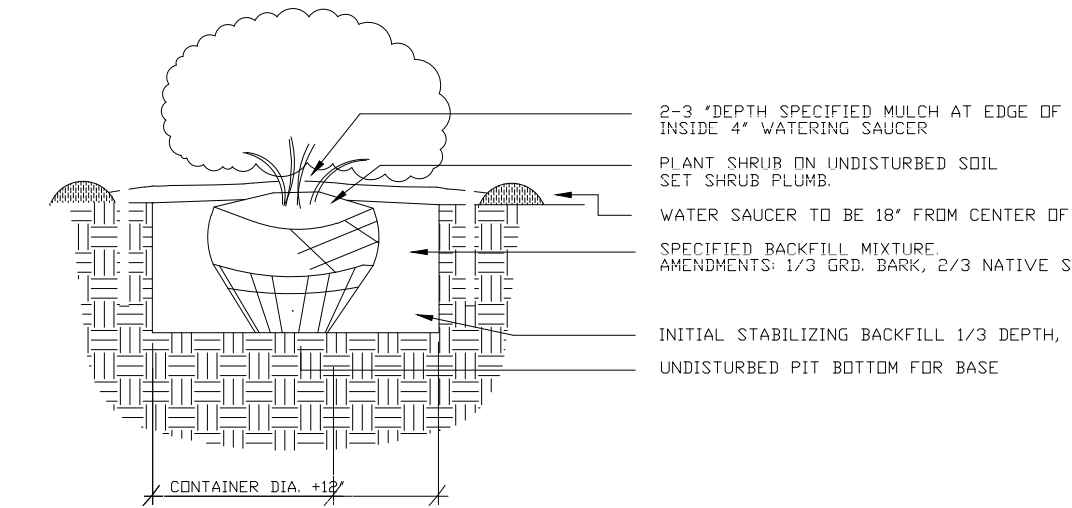
| TREES | QTY | BOTANICAL / COMMON NAME | SIZE | WATER USAGE | ALLOWANCE | |
|------------------|-----------|---|-----------|-------------|-----------|----------|
| | 10 | Existing Tree | Varies | | 50 | |
| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | WATER USAGE | ALLOWANCE | |
| | 15 | 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 | Rhapiolepis 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 | SPACING | | |
| | 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

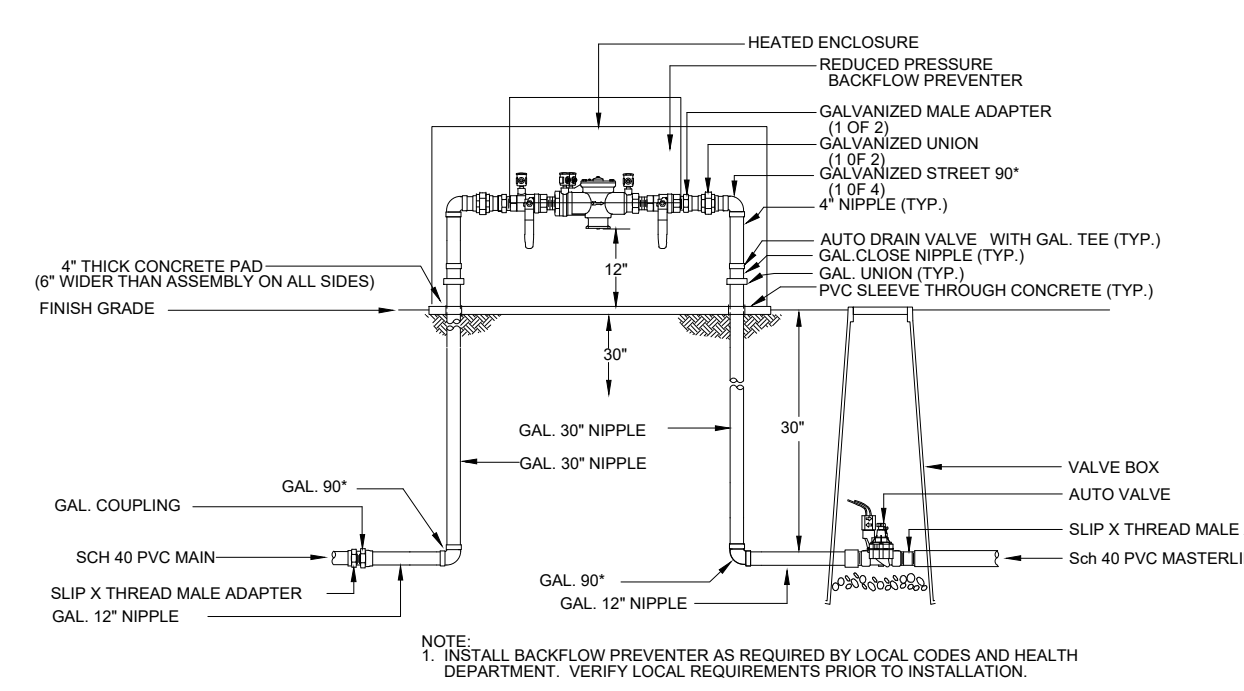
| SYMBOL | DESCRIPTION | QTY | DETAIL |
|--------|---|-----------|--------|
| | Medium Boulder | 32 | |
| | 3/4" Grey Crushed Gravel 2" Depth over Filter Fabric | 17,486 sf | |
| SYMBOL | PAVING DESCRIPTION | QTY | DETAIL |
| | Belgard Hardscapes Turfstone Modified Running Bond | 7,022 sf | |



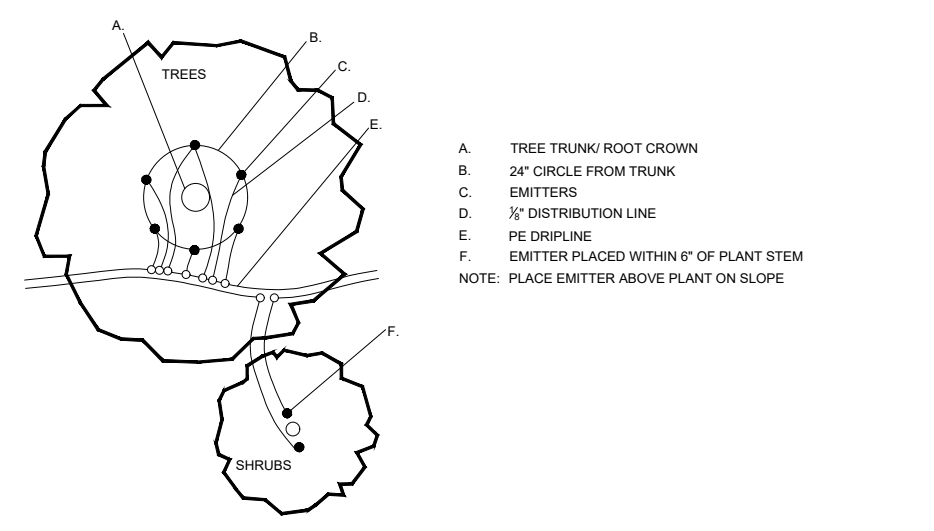
1 TREE PLANTING DETAIL N.T.S.



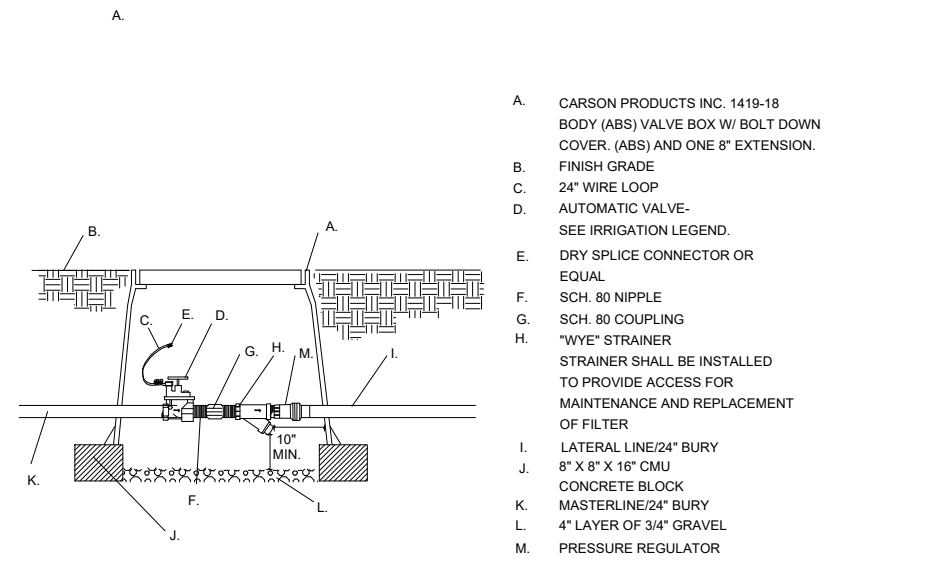
2 SHRUB PLANTING DETAIL N.T.S.



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

| | |
|--|------------|
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| LESS BUILDING(S) | 40,920 SF |
| NET LOT AREA | 108,951 SF |
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| 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 |
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LOT 27A2 SUBDIVISION- TAYLOR RANCH. IDO-ZONE MX-L
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www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

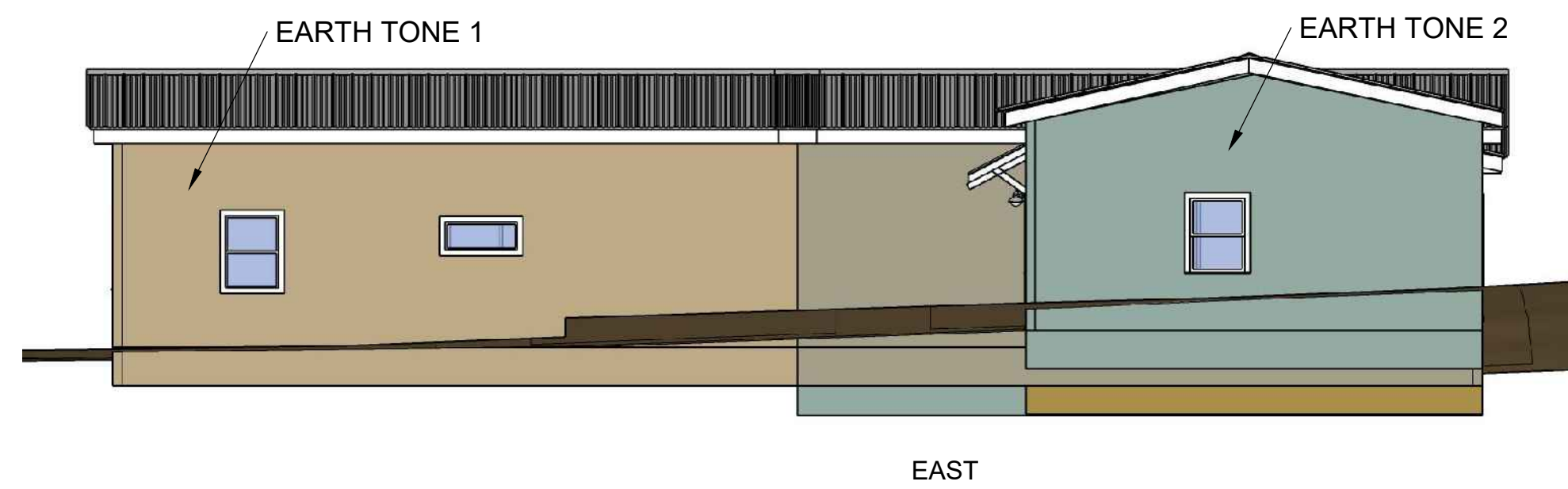
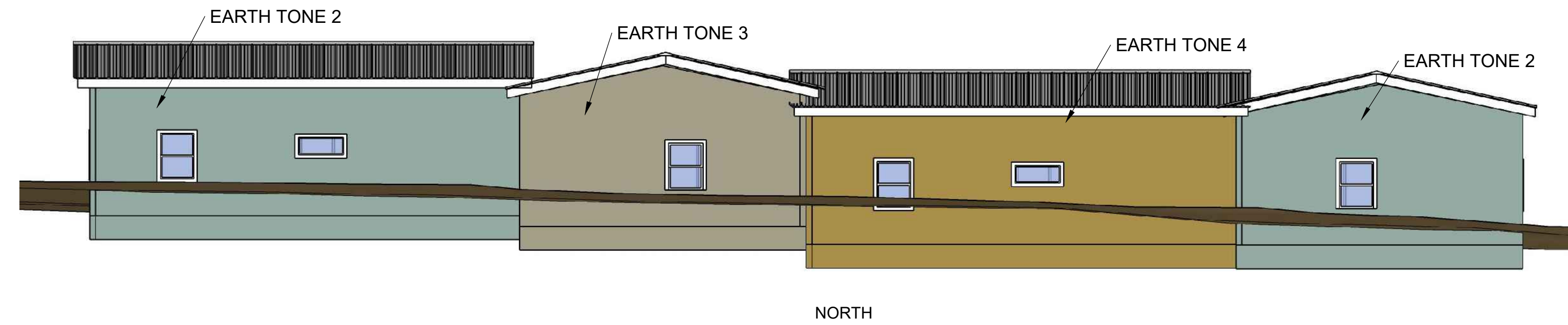
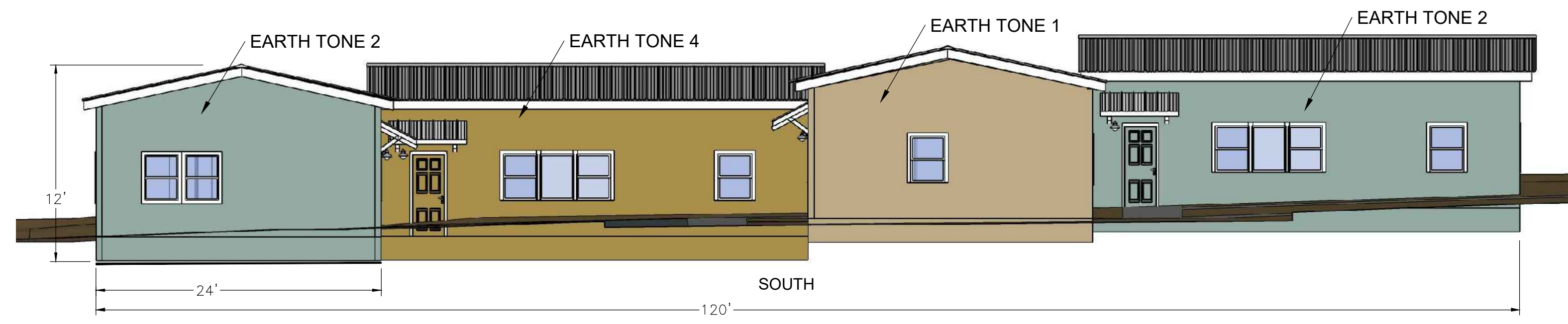
Date: 2/25/2020
Revisions:
▲ 2.26.20
▲ 2.27.20
▲ 7.23.20
▲ 08.19.20
Drawn by: VBlount
Reviewed by: JB

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

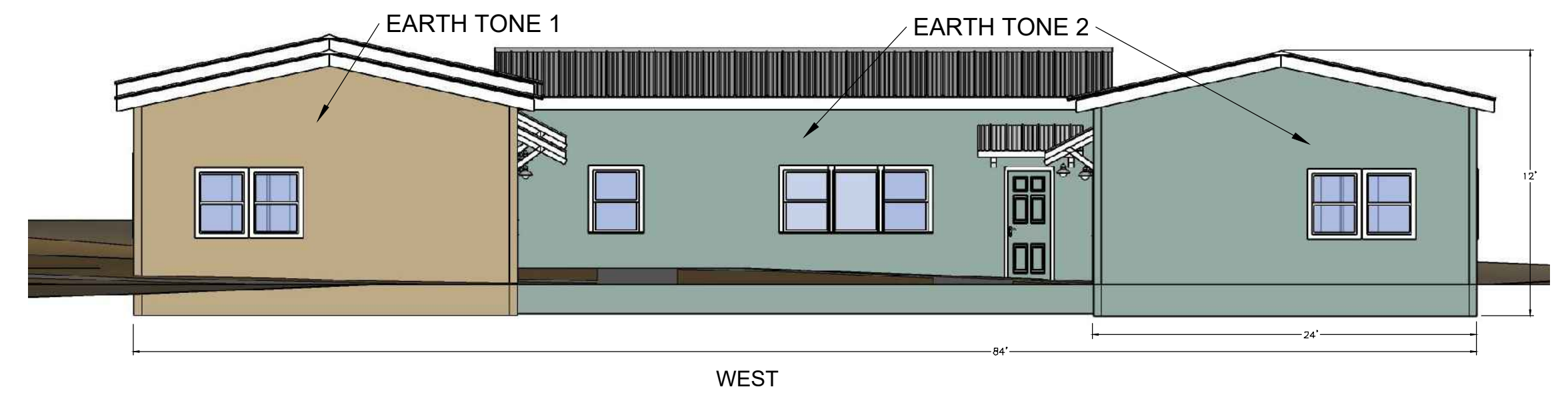
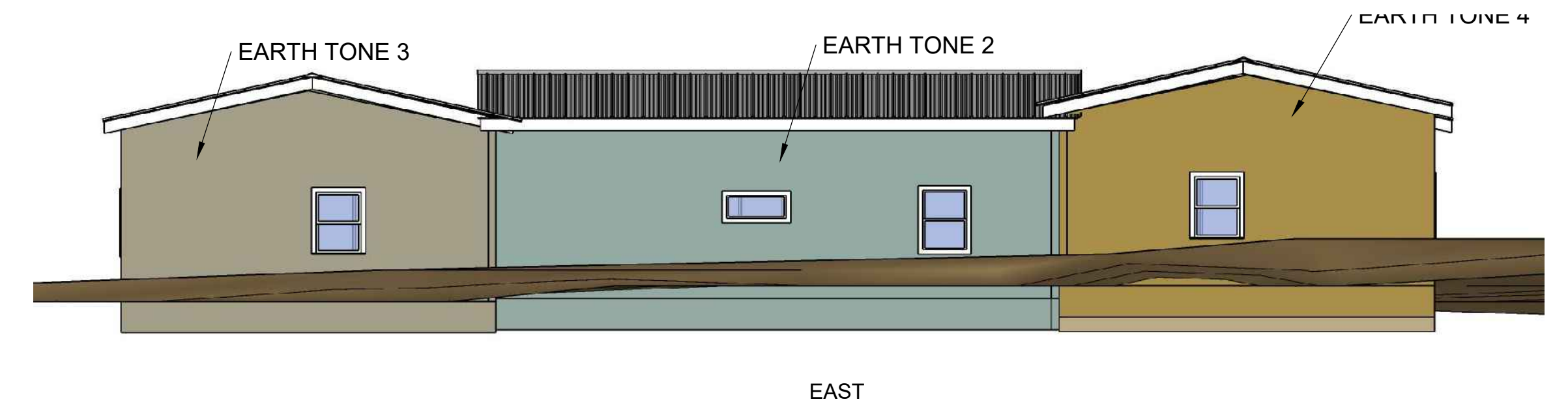
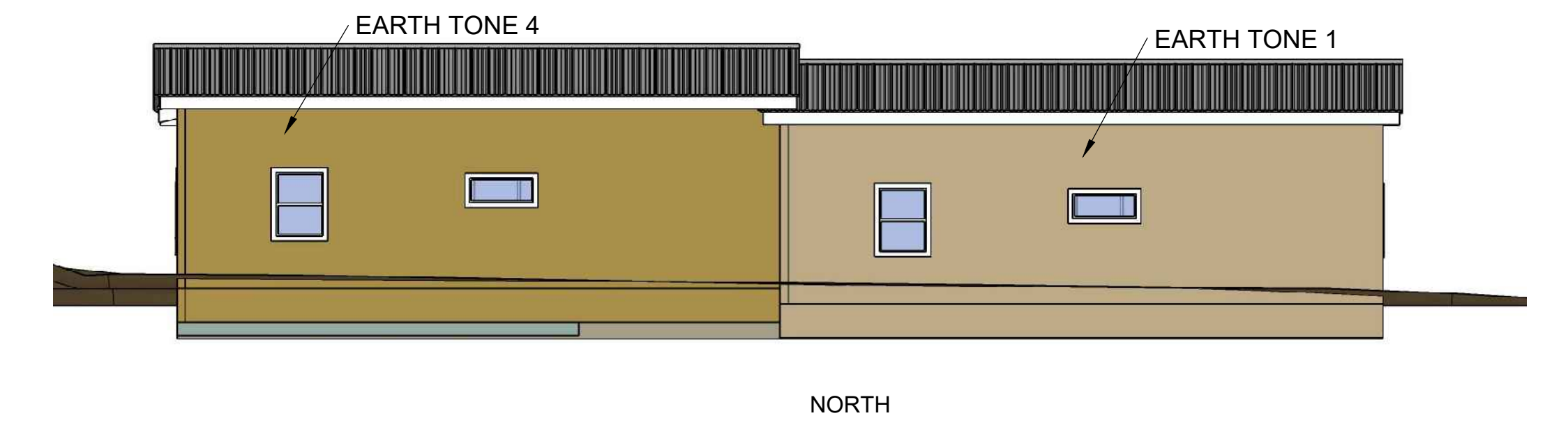
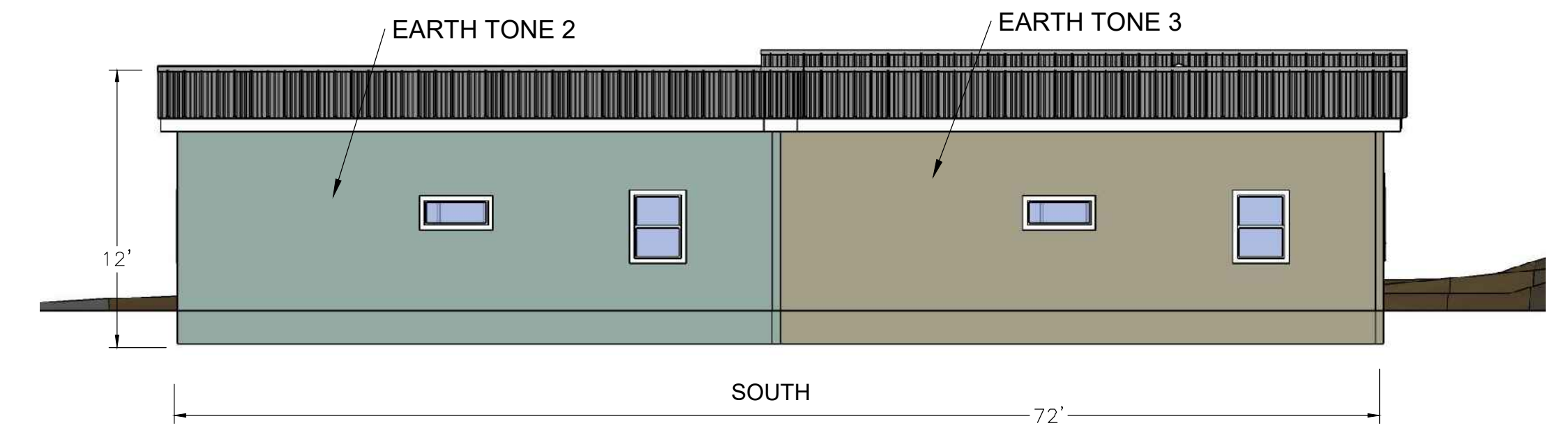
NORTH
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15' 0 30' 60'

Sheet Title:
Landscape Plan
Sheet Number:
LP-02

UNIT NO. 6 - TYPICAL

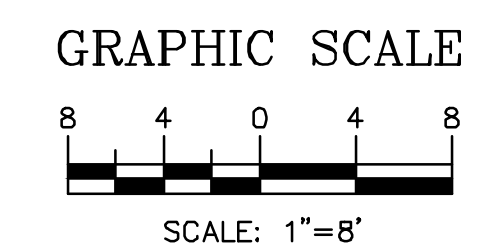


UNIT NO. 9 - TYPICAL



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

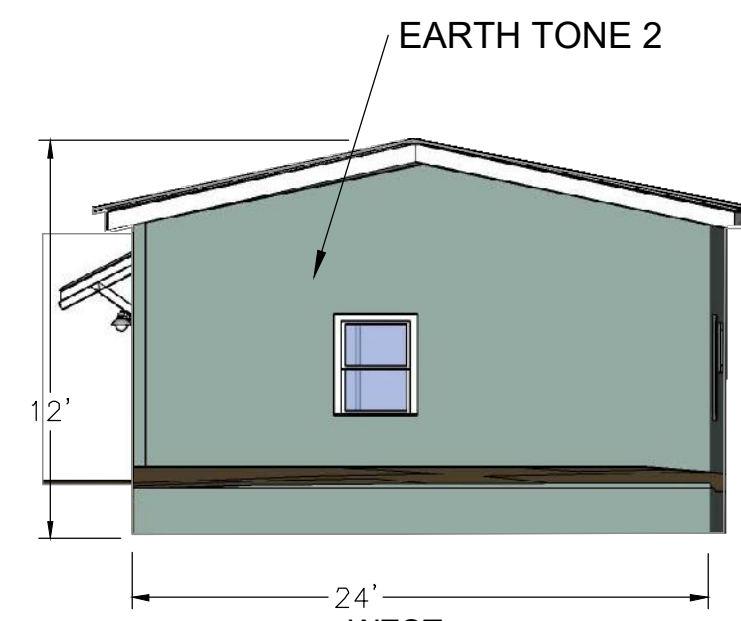
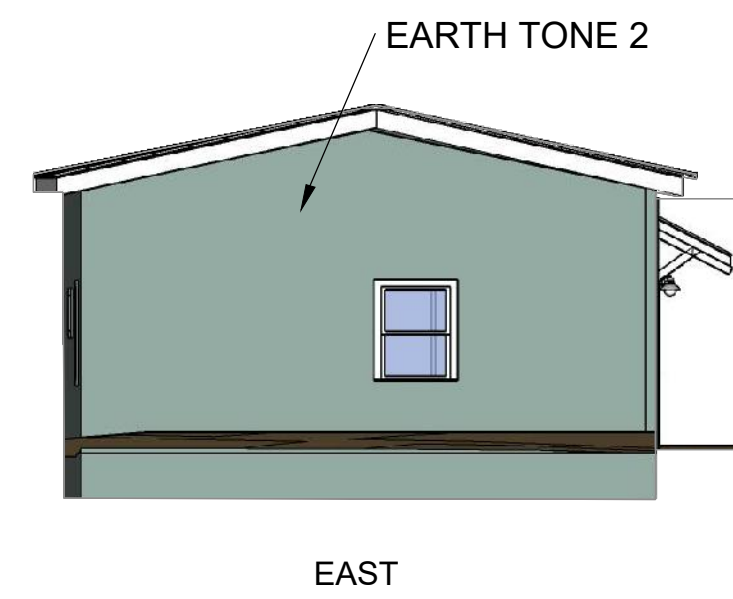
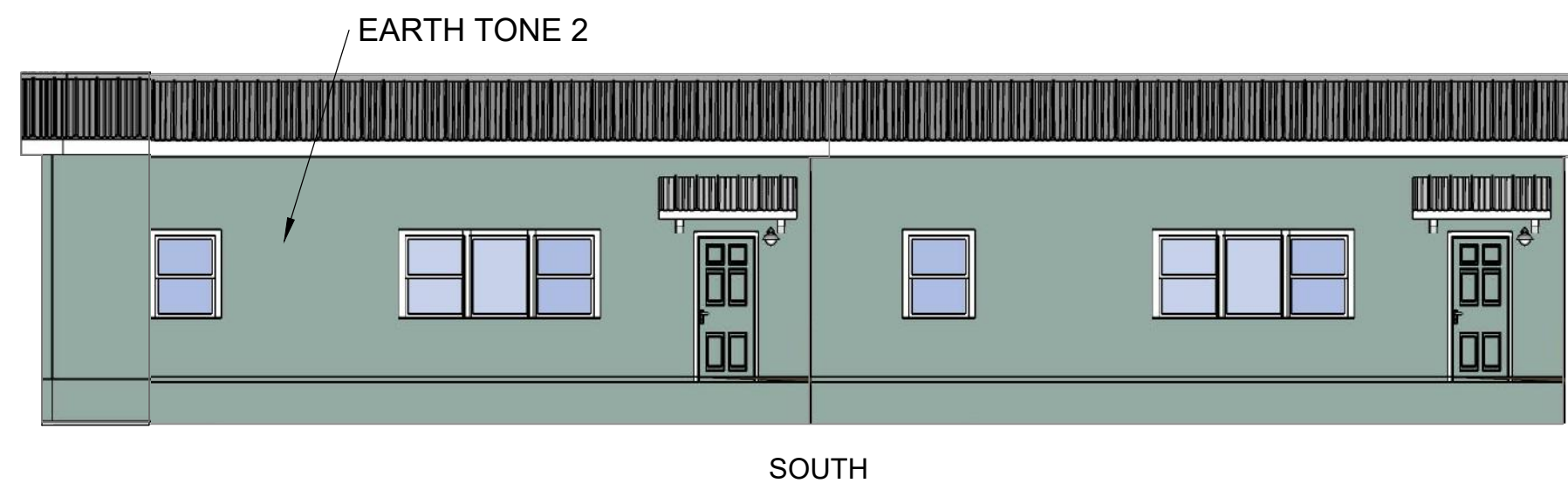
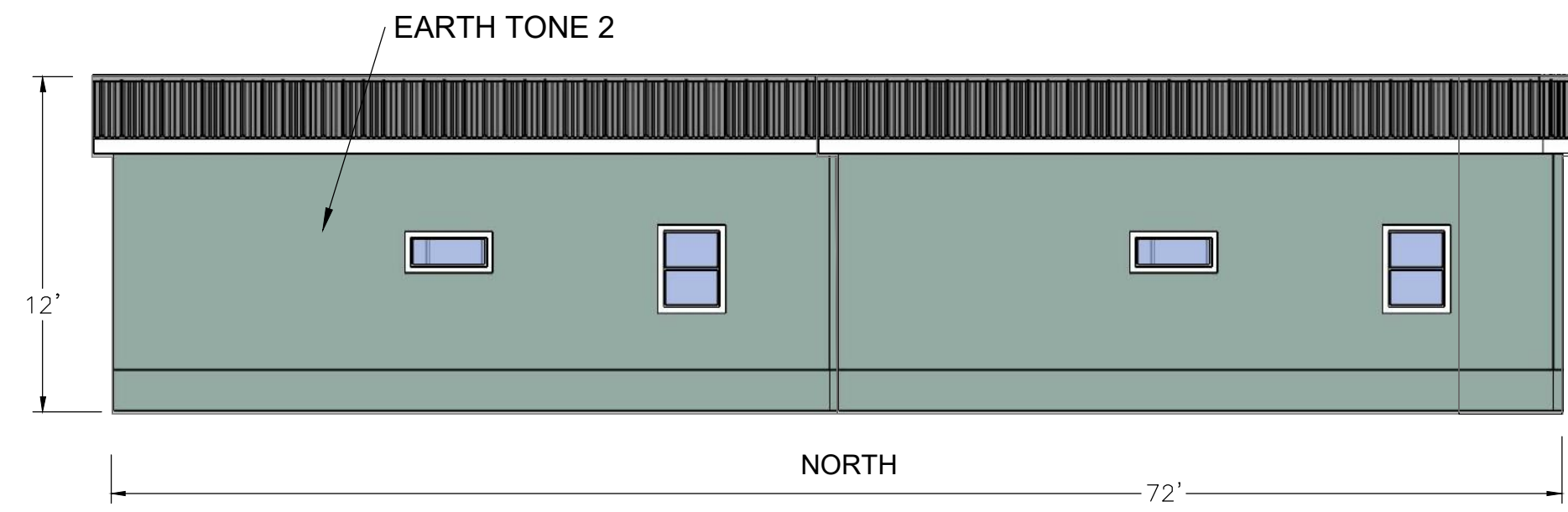
BUILDING COLORS
 EARTH TONE NO. 1 - SW 7731 SAN ANTONIO SAGE
 EARTH TONE NO. 2 - SW 6201 THUNDEROUS
 EARTH TONE NO. 3 - SW 9124 VERDE MARRON
 EARTH TONE NO. 4 - SW 9100 UMBER RUST



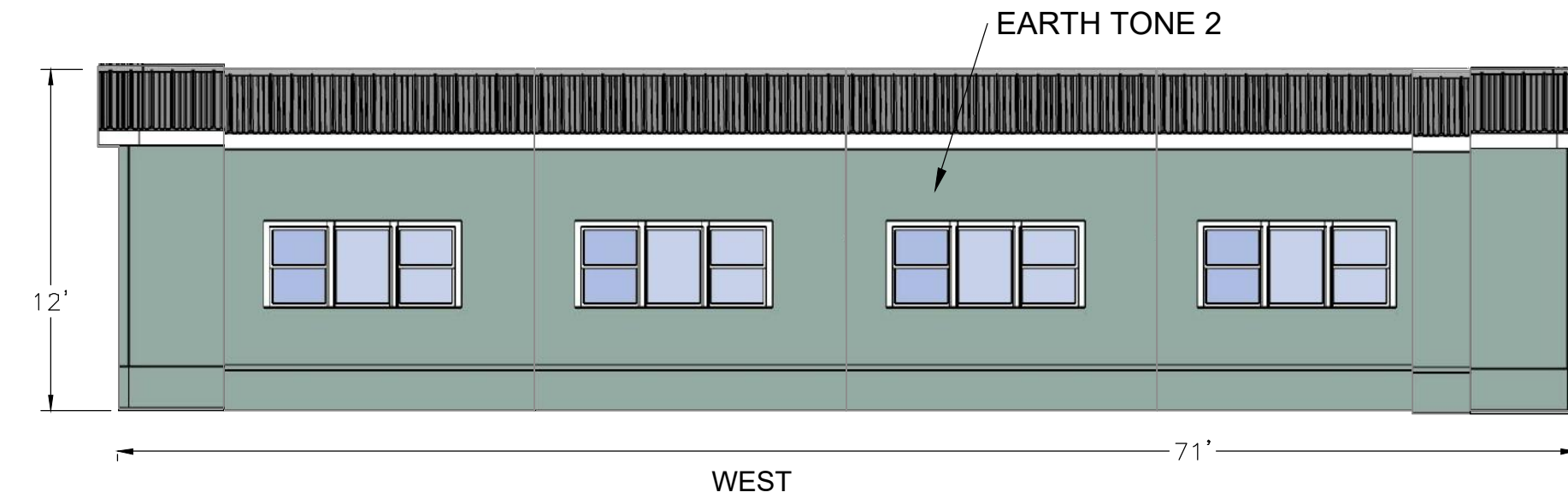
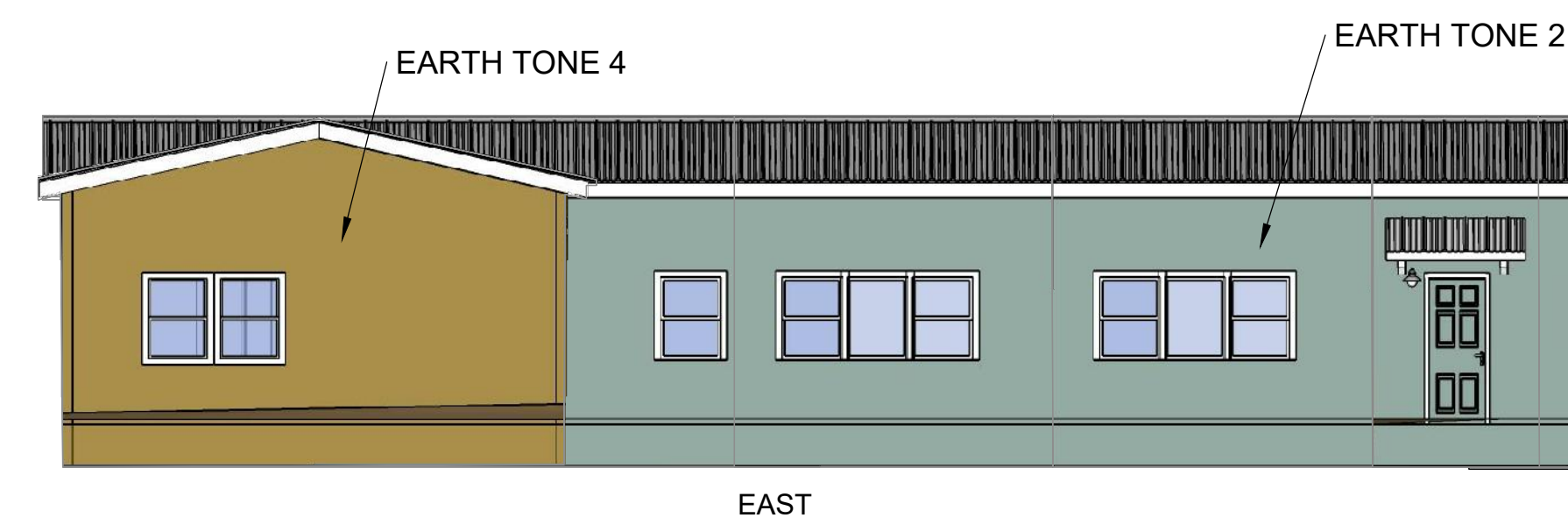
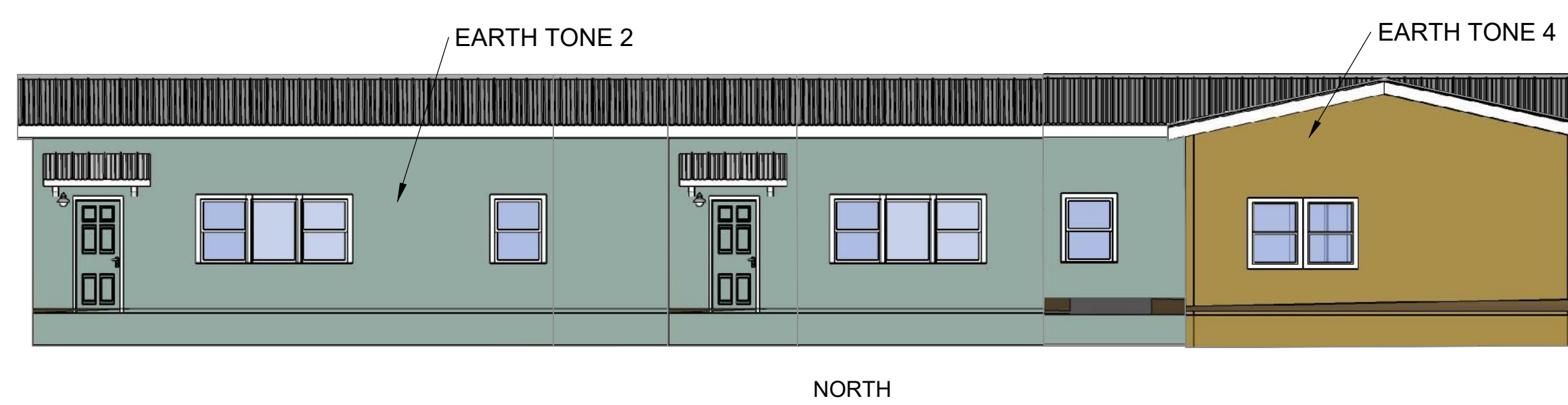
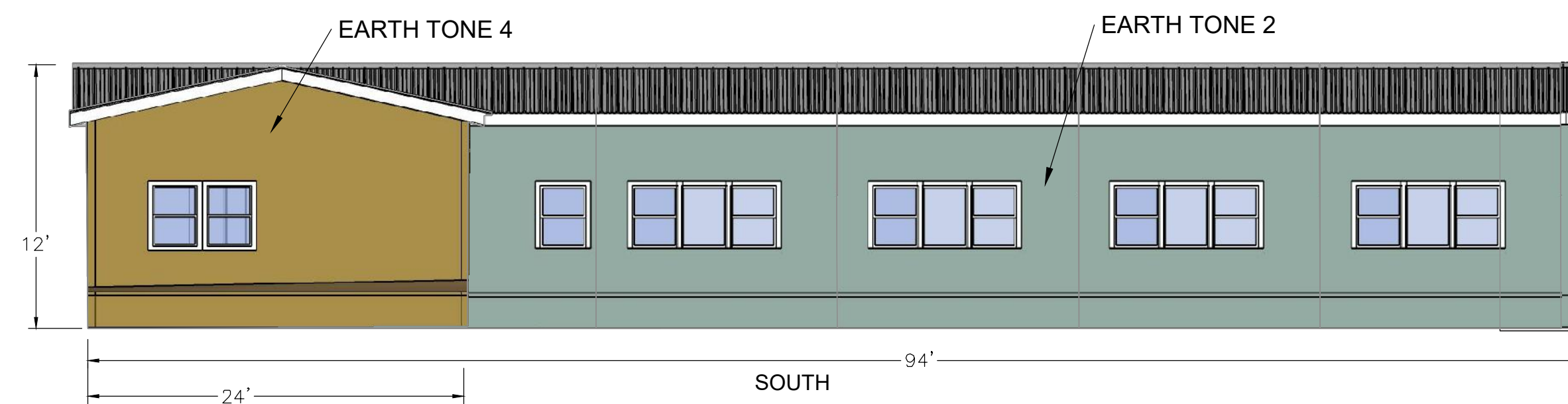
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|---|--|----------------------|
| ISSUED FOR DRB ONLY | | |
| ENGINEER'S SEAL | SARANAM AT 4701 MONTANO RD NW | DRAWN BY BF |
| RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER | | DATE 7/28/2020 |
| | BUILDING ELEVATIONS | 2019080_ELE |
| | | 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



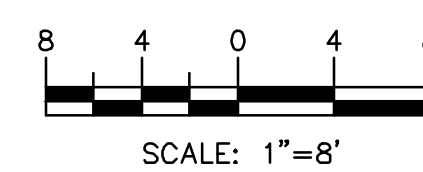
BUILDING NOTES

- 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

GRAPHIC SCALE

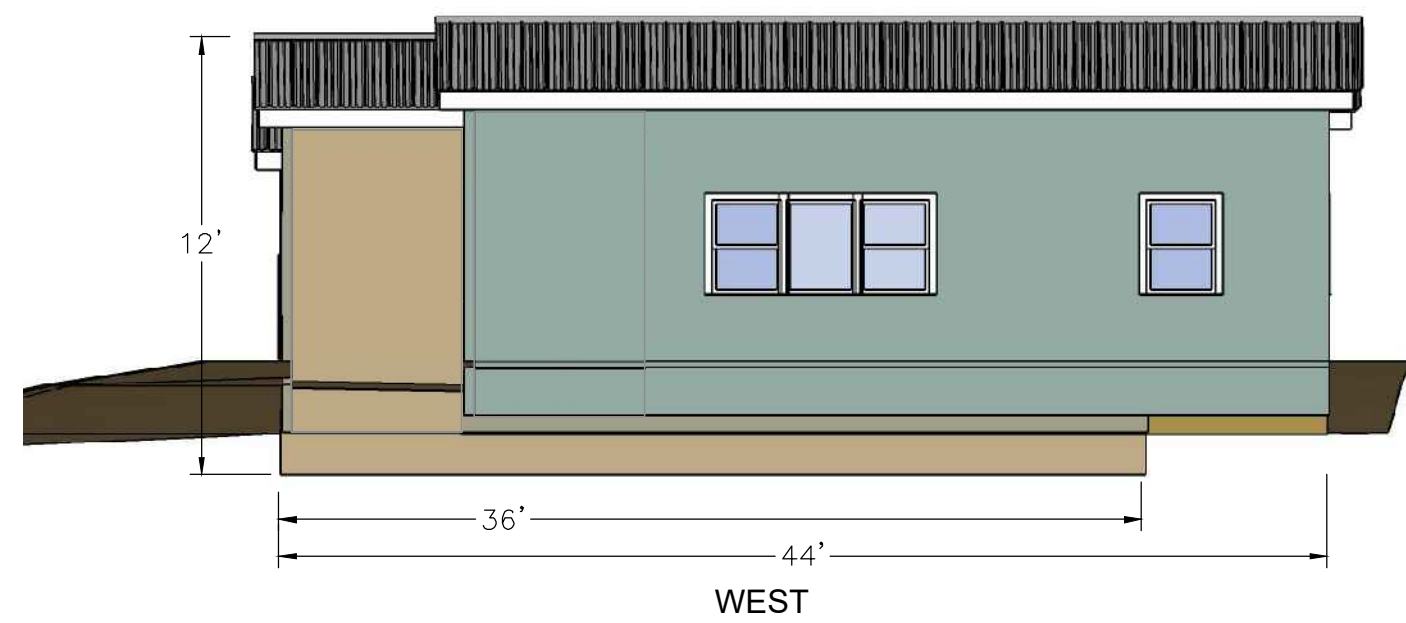
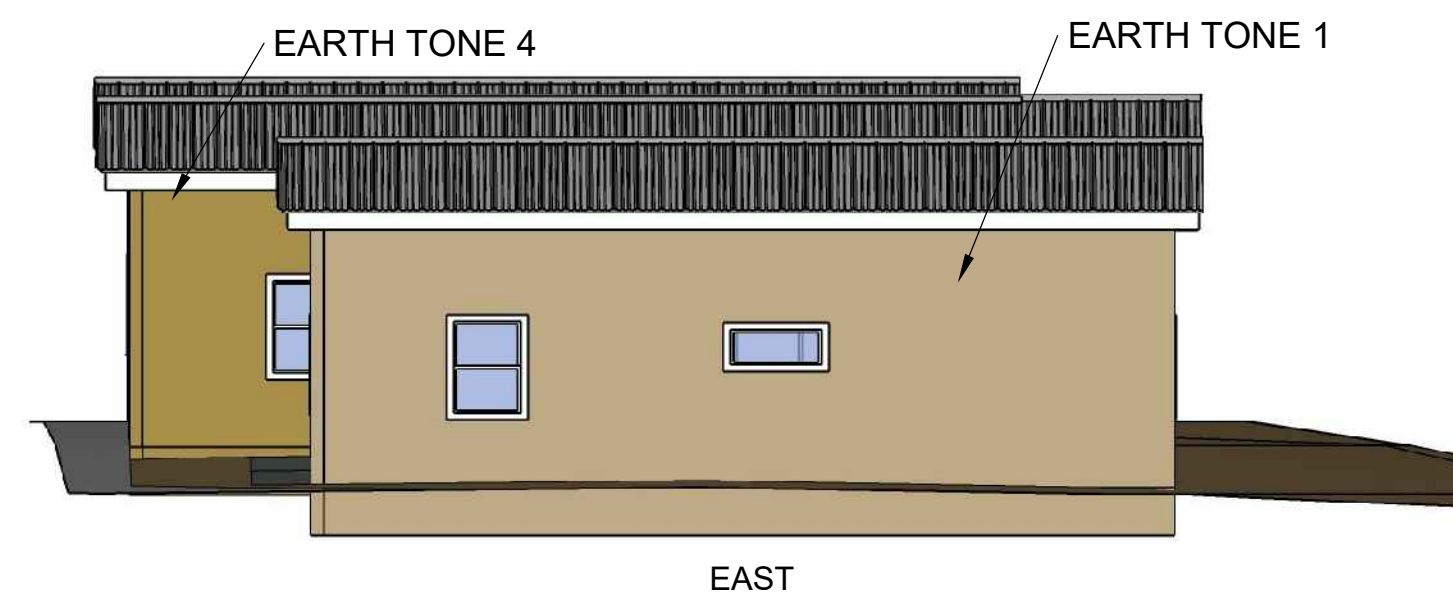


ISSUED FOR DRB ONLY

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

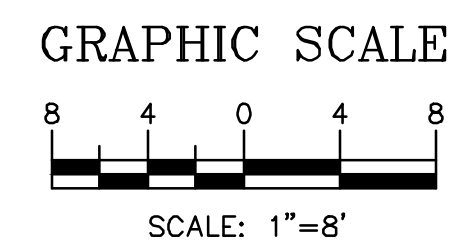
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ACCESSORY BUILDING 3



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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| | | |
|---|----------------------------------|-------------------|
| ISSUED FOR DRB ONLY | | |
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | SARANAM AT 4701 MONTANO RD NW | DRAWN BY BF |
| | BUILDING ELEVATIONS | DATE 7/28/2020 |
| TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | SHEET # B4 | JOB # 2019080 |