



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2020-003847

Application No. SI-2021-01955

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(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: 12/15/2020 HEARING DATE OF DEFERRAL: 1/26/2021

SUBMITTAL DESCRIPTION: Revised Drawings to address agency comments.

CONTACT NAME: Anthony Santi

TELEPHONE: 505-761-9700 EMAIL: anthonys@dpsdesign.org

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 11/10/2021

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: PR-2020-003847

DRB Application No.: SD-2021-00219

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**TRACTS A & B CALLE CUARTA
PROPOSED NAME OF PLAT**

**LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		4"	Lane striping (Yellow betw. WBL & EB Lef Lane; white betw. EBLs)	Fitzgerald Rd	4th St	130' west	/	/	/
		4"	Centerline striping	7th St & Fairfield PL. Fairfield Pl. & 6th St	thru the 90° turn thru the 90° turn		/	/	/
		Std.	COA Traffic Signs; "Curve Warning"	7th St & Fairfield PL. Fairfield Pl. & 6th St Internal St at "S" curves	at the beginnings of the 90° turns		/	/	/
		5'	PCC Sidewalk	7th St Fairfield Pl.	NW Prop. Corner 7th St.	Fairfield Pl. 6th St.	/	/	/
		10'	PCC Sidewalk	4th St.	NE Prop. Corner	SE Prop Corner	/	/	/
		40'	Rem. & Disp. PCC Drivepads	4th St. Fitzgerald Rd			/	/	/
		10' x 5'	Rem & Rebuild PCC Ramp	4th St.	NE Corner	at Fitzgerald Rd.	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	Public Sanitary Sewer	17' -20' SAS Easement	4th St.	West MF Prop. Line	/	/	/
		8"	Public Waterline	20' - 25' Waterline/SAS Easement	Fitzgerald Rd.	West MF Prop. Line	/	/	/
		3"	Water Meter and Vault	20' x 35' Meter Easement	Fitzgerald Rd. Entr.	East side of entr.	/	/	/
		12" - 18"	MH - Private storm drain connection	Fitzgerald Rd.	Fitzgerald Rd. Entr.		/	/	/
							/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature _____							Date _____		City User Dept. Signature _____	
							Date _____			

By signing below, I Carol Pierce, Department Director of Family and Community Services Department understands that the improvements shown above will be funded by _____
 The estimate cost of improvements should be provided by the engineer and approved by the City Engineer.

 Carol Pierce
 Director, Family and Community Services Department

 Date

NOTES

- 1 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
- 2 Street lights per City requirements.
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, PE	_____	_____
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
ISAACSON & ARFMAN, INC.	_____	_____
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PROJECT NUMBER: PR-2020-003847

Application Number: SI-2021-01955

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Table with 2 columns: Department/Division and Date. Rows include Traffic Engineering, ABCWUA, Parks and Recreation, City Engineer, Code Enforcement, Environmental Health, Solid Waste Management, and DRB Chairperson.

*Environmental Health, if necessary
2/16/2018

LEGEND

- LANDSCAPE AREA
HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A4/SDP1.2
PROPERTY LINE
FIRE HYDRANT
POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
BIKE RACK
SIDEWALK RAMP (ARROW POINTS DOWN)
TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.
COMPACT PARKING, REF: D5/SDP1.3
LIGHT POLE 25'-0" HEIGHT
6" BOLLARD WITH SIGN
6" WIDE PAINTED CROSSWALK, SEE A4/SDP1.2

VICINITY MAP



SHEET KEYED NOTES

- 1. TRASH COMPACTOR, SEE C1/SDP1.2
2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE A2/SDP1.2
4. CONCRETE SIDEWALK SEE B4/SDP1.2
5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
6. 10' MIN, 15' MAX BUILDING SETBACK
7. 15' REAR SETBACK
8. ADA PARKING, SEE A3/SDP1.2
9. ACCESSIBLE RAMP, SEE B3/SDP1.2
10. ACCESSIBLE RAMP, CONSTRUCT PER C.O.A. STANDARD DETAIL 2446
11. NOT USED
12. OUTDOOR GATHERING AREA WITH PLAYGROUND
13. COVERED PARKING STRUCTURE
14. RECYCLE ENCLOSURE, SEE C1/SDP1.2
15. 15' LANDSCAPE BUFFER
16. 15' MAX BUILDING SETBACK
17. BREAK AWAY GATE FOR FIRE DEPARTMENT ACCESS ONLY
18. EXISTING 6' WIDE CONCRETE SIDEWALK ALONG 4TH STREET AND FITZGERALD FRONTAGES.
19. 17' WATER LINE EASEMENT
20. 20' WATER LINE EASEMENT
21. 25' SAS AND WATER LINE EASEMENT
22. RESIDENTIAL ACCESS ROAD TO BE CONSTRUCTED PER IDO REQUIREMENTS. CROSSWALK TO MEET CITY STANDARDS. FINAL LOCATION TO BE DETERMINED AT DRC.
23. BICYCLE PARKING, 2 SPACES PER RACK FOR TOTAL OF 10 SPACES. SEE B5/SDP1.2
24. PROVIDE CURVE WARNING SIGNAGE
25. STABILIZED GRAVEL PATHWAY
26. BIKE ROUTE WITH SIGNAGE

AMENITIES

AMENITIES ON-SITE WILL INCLUDE COVERED PARKING SPACES, LEASING OFFICE, MAIL AND PACKAGE CENTER, AND BIKE STORAGE ROOM. THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND LANDSCAPING.

OPEN SPACE CALCULATIONS

Table 2-4-5 / MX-M ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT = 6,970 SF
2 BD: 285 SF PER UNIT = 6,270 SF
3 BD: 350 SF PER UNIT = 2,800 SF
TOTAL = 16,040 SF
REQUIRED OPEN SPACE: = 16,040 SF
PROVIDED OPEN SPACE: = 24,875 SF

UNIT DATA

Table with columns: UNIT TYPE, DESCRIPTION, GSF, #UNITS, TOTAL. Rows include S1 (STUDIO), A1 (1 BEDROOM / 1 BATHROOM), A2 (1 BEDROOM / 1 BATHROOM), B1 (2 BEDROOM / 2 BATHROOM), B2 (2 BEDROOM / 2 BATHROOM), C1 (3 BEDROOM / 2 BATHROOM).

GENERAL NOTES

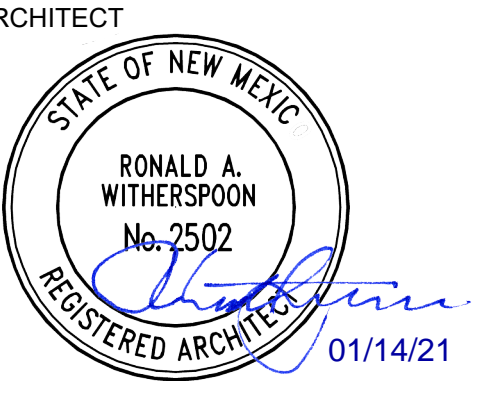
- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015
E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
I. ALL IMPROVEMENTS LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

PROJECT DATA

ZONING: IDO - MIXED USE - MEDIUM INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MIXED USE
PLANNING CONTEXT: SITE IS WITHIN THE CPO-9 NORTH 4TH CORRIDOR OVERLAY ZONE
TRANSIT: BUS ROUTES 140, 251, AND 551 ARE ALONG JEFFERSON ST. A BUS STOP IS LOCATED LESS THAN 250 FEET FROM THE SUBJECT SITE ON JEFFERSON.
LEGAL DESCRIPTION: LOTS 1 THRU 3, BLOCK 1 FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2 M.R.G.C.D. PROPERTY MAP NO. 33 WITHIN ALBUQUERQUE, GRANT, SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO.
SITE AREA: 2.46 ACRES
ZONE ATLAS: G-14-2
SETBACKS: FRONT- 10' MIN, 15' MAX
SIDE = 0' MIN, STREET SIDE 0' MIN, 15' MAX
REAR= 15' MIN
BUILDING HEIGHT: MAXIMUM ALLOWED: 55'-0"
ACTUAL HEIGHT: 40'-0"
SPRINKLERED: YES, NFPA 13
BUILDING AREA (S.F.): BUILDING A: 53,966 GSF, BUILDING B: 8,360 GSF, BUILDING C: 7,260 GSF, 69,586 GSF

PARKING CALCULATION: (TABLE 5-5-1)
1 SPACES / DWELLING UNITS: 61 X 1 = 61 SPACES
RETAIL 2.5 SPACES / 1000 SF = 10,620 X 2.5 = 27 SPACES
LIVE/WORK 2.5 SPACES / 1000 SF = 3,500 X 2.5 = 9 SPACES
TOTAL REQUIRED SPACES = 97 SPACES
PROVIDED PARKING = 118
ADA PARKING REQUIRED: 101-300 PROVIDED PARKING SPACES = 8 SPACES (2 VAN)
ADA PARKING PROVIDED = 8 SPACES
MOTORCYCLE PARKING REQUIRED: 51-100 REQUIRED OFF-STREET PARKING = 3 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES
BICYCLE PARKING REQUIRED = 10 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 97 X 0.10 = 10 SPACES)
BICYCLE PARKING PROVIDED = 10 SPACES

DEKKER PERICH SABATINI



ARCHITECT
ENGINEER
PROJECT

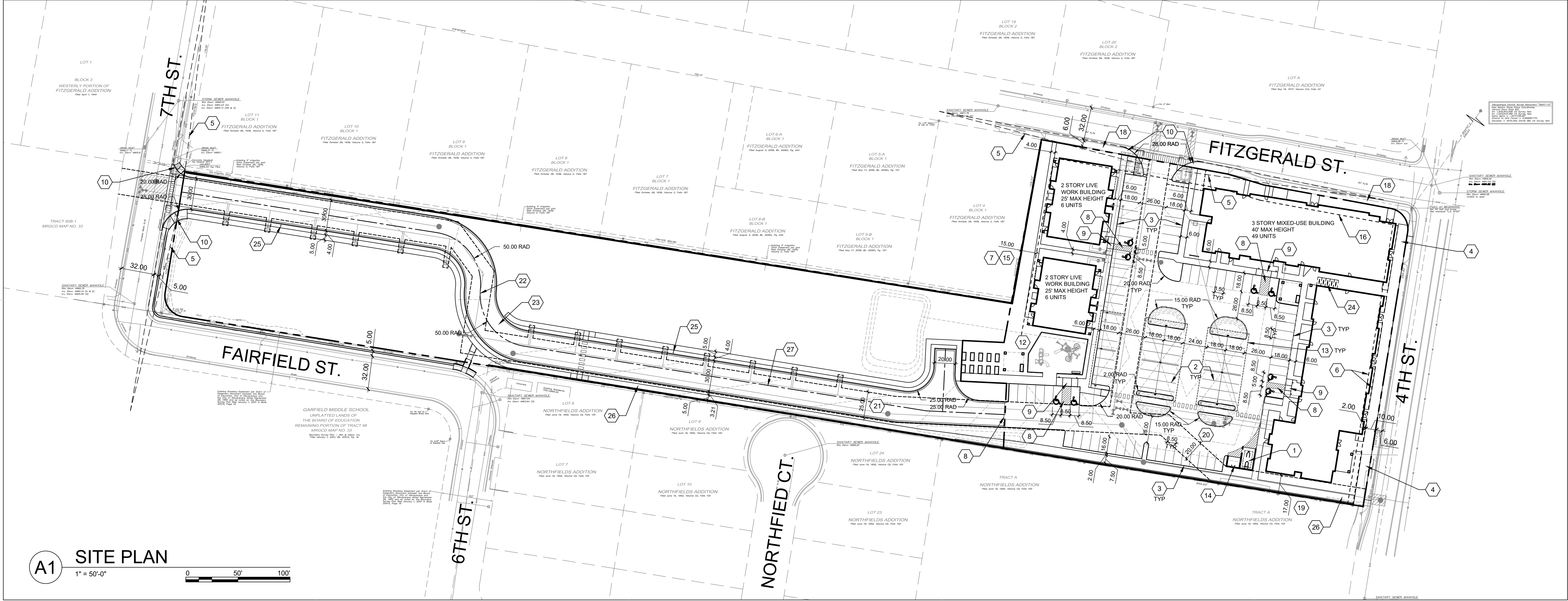
CALLE CUARTA
ALBUQUERQUE, NM

SITE PLAN - DRB

REVISIONS table with columns for revision number and description.

Table with columns: DRAWN BY, REVIEWED BY, DATE, PROJECT NO., DRAWING NAME. Values include D/P/S, 11/19/2021, 20-0276, and SITE PLAN.

SHEET NO. SDP1.1 OF



A1 SITE PLAN
1" = 50'-0"
Scale bar showing 0, 50, 100 feet.

LANDSCAPE CALCULATIONS

LOT AREA = 106,964 SF

REQUIRED PARKING LOT LANDSCAPE AREA (PER IDO 14-16-5-6-F-2)
 NEW PARKING LOT AREA = 45,404 SF
 REQUIRED LANDSCAPE AREA IN PARKING LOT = 6,811 SF (15% OF PKG LOT AREA)
 PROVIDED LANDSCAPE AREA = 7,226 SF (15.9% OF PKG LOT AREA)

REQUIRED LANDSCAPE (PER IDO 14-16-5-6-C-2)
 MIN. REQUIRED LANDSCAPE AREA = 16,045 SF (15% OF LOT AREA)
 PROVIDED NEW LANDSCAPE AREA = 20,407 SF (19% OF LOT AREA)

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED (PER IDO 14-16-5-6-F) = 1 TREE / 10 PARKING SPACES. NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK
 TOTAL NUMBER OF NEW PARKING SPACES = 105 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 11 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 11

REQUIRED STREET TREES (PER IDO 14-16-5-6-D-1) = 1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE
 STREET TREES =
 4th STREET FRONTAGE = 290 LNFT
 REQUIRED STREET TREES = 12
 PROVIDED STREET TREES = 12
 FITZGERALD FRONTAGE = 361 LNFT
 REQUIRED STREET TREES = 15
 PROVIDED STREET TREES = 15

RESIDENTIAL BUFFER (PER IDO 14-16-5-6-E-5) = 1 TREE/3 SHRUBS PER 15 LINEAR FEET
 FITZGERALD R-1 EDGE = 200 LNFT
 REQUIRED BUFFER TREES = 14
 PROVIDED BUFFER TREES = 14
 REQUIRED BUFFER SHRUBS = 40
 PROVIDED BUFFER SHRUBS = 40

PARKING EDGE BUFFER (PER IDO 14-16-5-6-E-B) = 1 TREE/3 SHRUBS PER 25 LINEAR FEET
 TRACT A - NORTHFIELDS ADDITION (COMMERCIAL PROPERTY) = 350 LNFT
 REQUIRED BUFFER TREES = 14
 PROVIDED BUFFER TREES = 14
 REQUIRED BUFFER SHRUBS = 42
 PROVIDED BUFFER SHRUBS = 42

MULTI-FAMILY DWELLING TREES (PER IDO 4-3-B-7) = 1 TREE/GROUND FLOOR UNIT
 4 LIVE/WORK UNITS AND 10 GROUND FLOOR UNITS
 REQUIRED DWELLING TREES = 14
 PROVIDED DWELLING TREES = 14

REQUIRED VEGETATIVE COVERAGE (PER IDO 14-16-5-6-C-2-C)
 TOTAL VEGETATIVE COVER REQUIRED = 16,319 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)
 TOTAL VEGETATIVE COVER PROVIDED = 17,462 SF (78% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 4080 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 6813 SF (30% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL (PER IDO 14-16-5-6-C-5-C)
 TOTAL ROCK MULCH GROUND COVER = 15,576 SF (70% OF MULCHED LANDSCAPE AREA)
 TOTAL ORGANIC MULCH GROUND COVER = 6,689 SF (30% OF MULCHED LANDSCAPE AREA)
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED. A MINIMUM OF 25% ORGANIC MULCH IS REQUIRED.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	24	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	50.00	40.00
	4	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL. B&B	25.00	25.00
	18	ILEX VOMITORIA	YAUPON HOLLY	6" HT. B&B	15.00	15.00
	8	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL. B&B	12.00	6.00
	9	MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL. 8" HT MIN.	20.00	14.00
	10	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL B&B	35.00	25.00
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL. 8" HT MIN.	30.00	25.00
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	21	BERBERIS THUNBERGII 'LAVA NUGGET'	LAVA NUGGET BARBERRY	5 GAL	3.00	3.00
	38	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	3.00	3.00
	27	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	0.75	6.00
	34	CYTISUS SCOPARIUS 'LENA'S'	LENA'S BROOM	5 GAL	4.00	4.00
	67	GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOODWAXEN	5 GAL	3.00	4.00
	34	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL	3.00	3.00
	31	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	2.00	3.00
	32	RHAPHIOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORNE	5 GAL.	3.00	4.00
	27	ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUNDCOVER ROSE	5 GAL	2.00	4.00
	49	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	3.50	3.50
	43	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	6.00	6.00
DESERT ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	92	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	3.00
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	73	BOUTELOUA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00
	136	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY	5 GAL	2.00	2.00
	63	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL	3.50	4.50
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	12	ALCEA ROSEA	HOLLYHOCK	5 GAL	6.00	2.50
	39	ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL	2.50	1.50
	54	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL	1.50	1.25
	79	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL	1.25	1.25
	41	LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL.	3.00	3.00
VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	23	HEDERA HELIX	ENGLISH IVY	5 GAL		
			7/16" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 2" DEPTH			
			2" BROWN ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH			

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-6-C-5-e.

IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER IS LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS. A SEPARATE IRRIGATION SUB-METER SHALL BE INSTALLED OFF THE WATER SERVICE LINE.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.

CONTINUED MAINTENANCE NOTES

- PER COA CEPTED GUIDELINES, TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.

SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- CONCRETE MOW CURB, PER COA STD DETAIL
- WATER HARVESTING AREA, SEE CIVIL
- WATER LINE EASEMENT

LEGEND

- PROPERTY LINE
- MEDIUM SHREDDED WOOD MULCH OVER FILTER FABRIC, 2" DEPTH
- NATIVE SEED, COA STANDARD MIX, SPREAD CAST WITH 3/4" ANGULAR GREY GRAVEL TOP DRESSING FOR SLOPE STABILITY

**DEKKER
PERICH
SABATINI**

ARCHITECT

ENGINEER

PROJECT

CALLE CUARTA
ALBUQUERQUE, NM

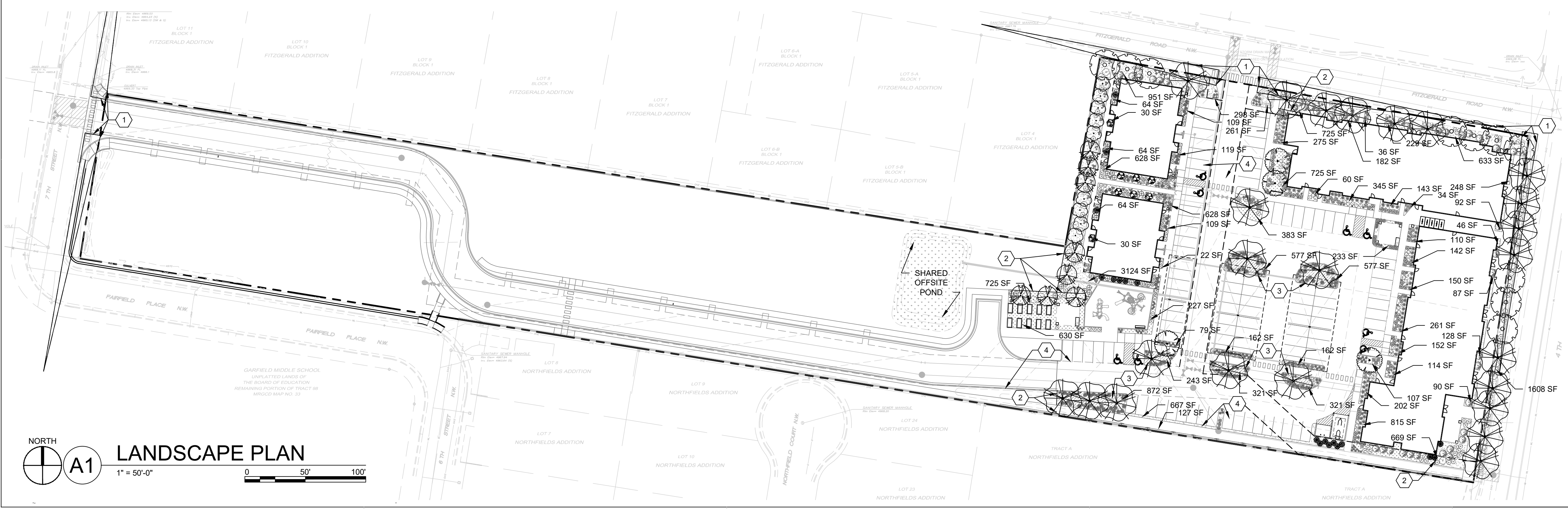
SITE PLAN - DRB

- REVISIONS
- 01/14/2022 DRB COMMENTS
 - 01/21/2022 DRB COMMENTS

DRAWN BY CD
 REVIEWED BY KR
 DATE 11/19/2021
 PROJECT NO. 20-0276

LANDSCAPE PLAN

SHEET NO.
SDP2.1
 OF



NORTH
A1
 1" = 50'-0"
 0 50' 100'