

- **KEYED NOTES** NEW 5' CONCRETE SIDEWALK PER COA STD
- 3 UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, SEE DETAIL SHEET C5.0

- 7 REMOVAL AND REPLACE

INDEX TO DRAWINGS

PROPOSED USAGE

NOTE: CELL TOWER IS EXISTING.

LOT AREA

ZONING

CONCEPTUAL SITE PLAN C2.0 CONCEPTUAL GRADING PLAN C2.1 CONCEPTUAL DRAINAGE PLAN C3.0 CONCEPTUAL MASTER UTILITY PLAN C4.0 ALLSUP'S BUILDING ELEVATIONS C4.1 LOT 2 DESIGN STANDARDS C4.3

CELL TOWER

PD

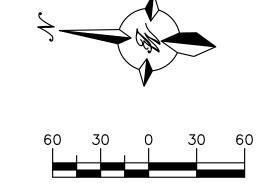
13,267.66 SF (0.30 AC)

C4.5 C5.0 DETAIL SHEET C5.1 DETAIL SHEET

LANDSCAPING PLAN LANDSCAPING PLAN LS-102 LS-103 LANDSCAPING PLAN LANDSCAPING PLAN LS-104 LANDSCAPING PLAN LS-105

- U DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
- 2 STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
- 4 ACCESSIBLE PARKING SPACE W/SIGN (TYP.), SEE DETAIL SHEET C5.0
- 5 16' LIGHT POLE (TYP.), SEE DETAIL SHEET C5.0
- 6 REMOVAL OF EXISTING CURB AND GUTTER
- LIGHT POLE

LOT 3 DESIGN STANDARDS LOT 4 DESIGN STANDARDS LOT 5 EXISTING CELL TOWER



- - - - LANE

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC

CURB & GUTTER

----- PROPOSED BOUNDARY LINE

PROPOSED LOT LINE

EXISTING BOUNDARY LINE

— PROPOSED BUILDING/RESIDENTIAL LOT LINE

TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

LEGEND

ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D

— — — — EASEMENT

---- RIGHT-OF-WAY

PROPOSED SIDEWALK

LANDSCAPE AREA

EXISTING SIDEWALK

VICINITY MAP:

LEGAL DESCRIPTION:

PROJECT NUMBER: 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 DRC plans with a work order is required for any construction within Public Right—of—Way or for construction of public improvements.

MIO

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
ON METICOZ	CONCEPTUAL SITE	<i>DATE</i> 5/9/2024
((7868)	PIAN	<i>DRAWING</i> 2024029_SP
PROTESSIONAL ENGIN		SHEET #
5/9/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1.0
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE
- SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT. 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT

APPROVAL FROM THE ARCHITECT. 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL

DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE

THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT. 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH 5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN

6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS

- 1/2" @ ALL EXIT DOORS
- 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
- 1 1/2" @ OVERHEAD DOORS
- 1 1/2" @PRE-FAB METAL WALL PANELS 7. PARKING LOT SHALL BE ASPHALT PAVING

SITE DATA

±16.62 AC EXISTING PROPERTY AREA PROPOSED PROPERTY AREA ±15.74 AC

PROPOSED USAGE: GAS STATION LOT AREA 86,207.21 SF (1.98 AC)

ZONING BUILDING AREA 3,760 SF MAX BUILDING HEIGHT: 38'

PARKING REQUIRED 22 SPACES (4/1000 GFA PARKING PROVIDED) STANDARD PARKING PROVIDED 21 SPACES

PUMP SPACES PROVIDED 24 SPACES TOTAL PARKING PROVIDED 45 HC PARKING REQUIRED 1 SPACES HC PARKING PROVIDED 2 SPACES

PROPOSED USAGE RESTAURANT LOT AREA 42,809.19 SF (0.98 AC)

ZONING PD BUILDING AREA 3,760 SF MAX BUILDING HEIGHT: 38'

PARKING REQUIRED 22 SPACES (5.6/1000 GFA PARKING PROVIDED) PARKING PROVIDED 34 SPACES

HC PARKING REQUIRED 1 SPACES HC PARKING PROVIDED 2 SPACES PROPOSED USAGE CAR WASH 81,745.68 SF (1.88 AC) LOT AREA PD

ZONING 5,868 SF BUILDING AREA MAX BUILDING HEIGHT: 38'

PARKING REQUIRED 12 SPACES (2/1000 GFA PARKING PROVIDED) PARKING PROVIDED 18 SPACES

HC PARKING REQUIRED 1 SPACES HC PARKING PROVIDED 1 SPACES

LOT 4

LOT 3

PROPOSED USAGE: SINGLE FAMILY 406,625.73 SF (9.33 AC) LOT AREA: PD (USED R-T FOR DESIGN)

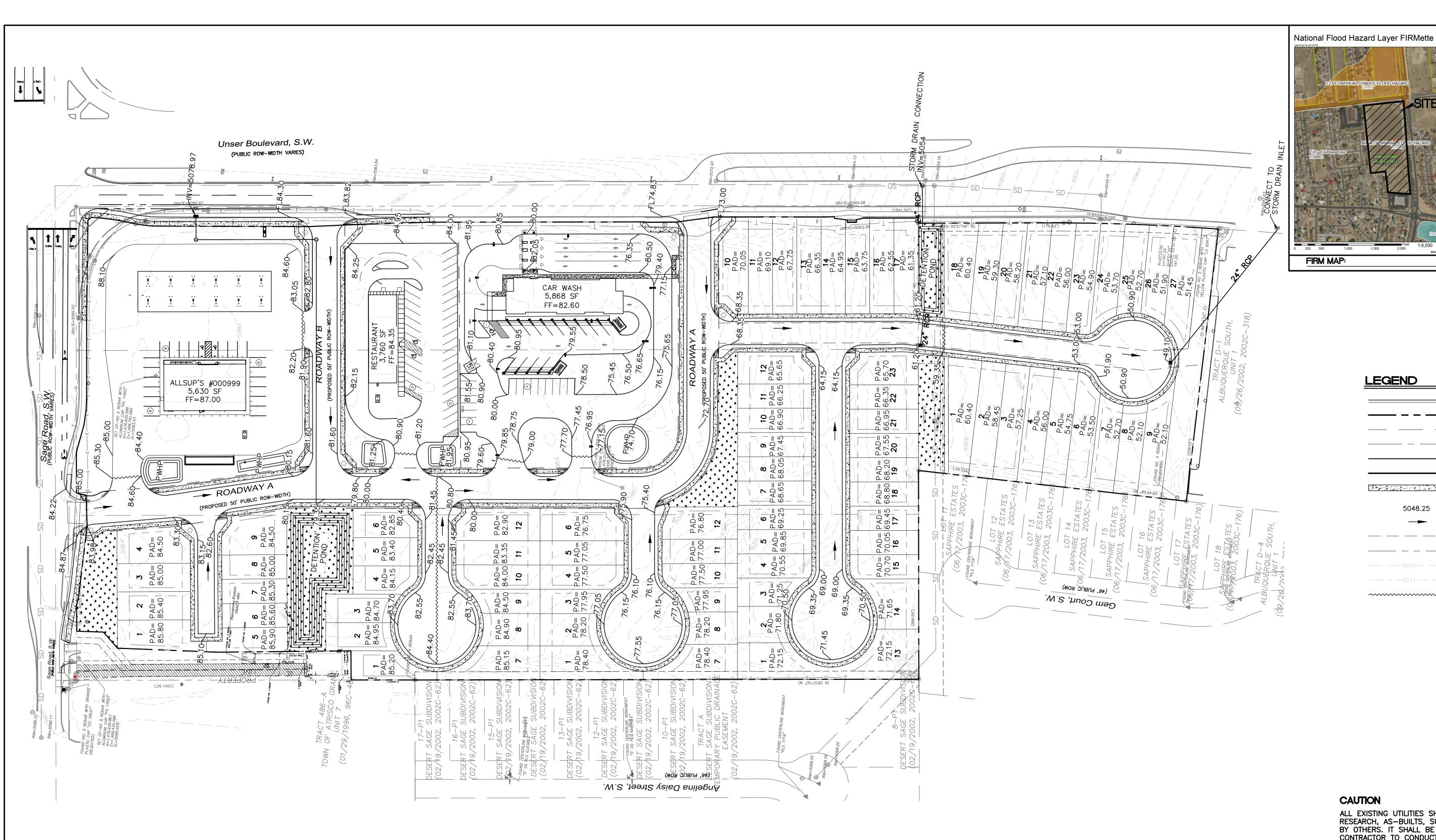
TOTAL NO. RESIDENTIAL UNITS: 83 UNITS **BUILDING AREA:**

MINIMUM LOT: 2,200 SF 1,350 SF (25*54)

BUILDING MAX HEIGHT: 26' **BUILDING SETBACK:** 10' MIN 15' MIN

5' INTERIOR 10' FROM STREET PARKING REQUIRED: 2 SPACES (GARAGE)

2 SPACES (DRIVEWAY)



NOTICE TO CONTRACTORS

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- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ₹" GRAVEL



LEGEND

CURB & GUTTER

CENTERLINE

— RIGHT-OF-WAY

FLOW ARROW

PROPOSED SPOT ELEVATION

EXISTING CURB & GUTTER

EXISTING BOUNDARY LINE

EXISTING CONTOUR MAJOR

EXISTING CONTOUR MINOR

--- EASEMENT

BUILDING

SIDEWALK

------ WATER BLOCK

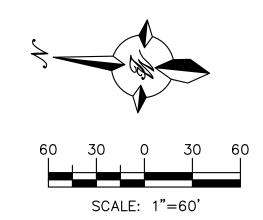
CAUTION ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NO SCREEN Area of Minimal Flood Hazard Zone:

Effective LOMRs

No Digital Data Available
Unmapped

350011CO336H

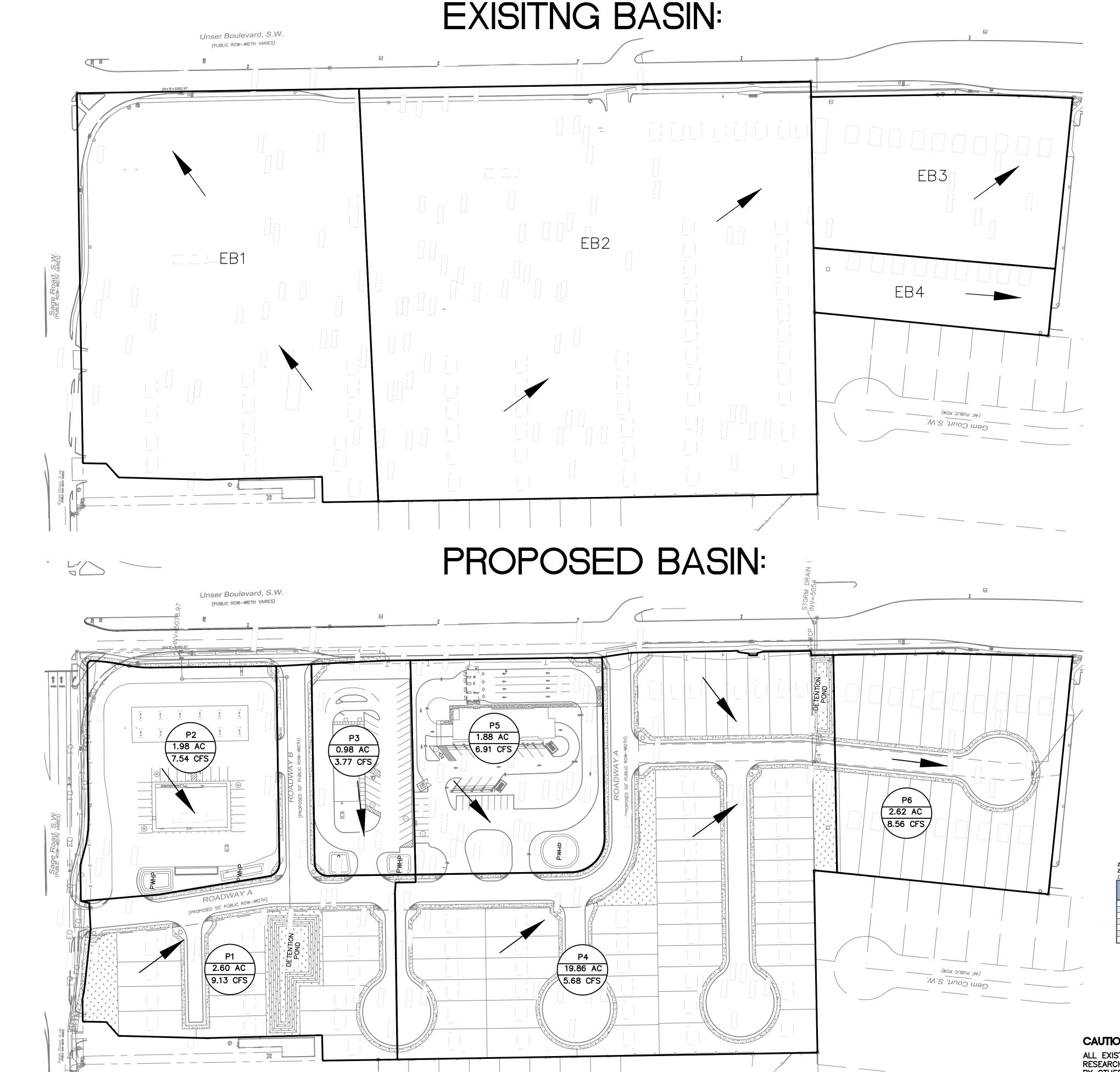


ENGINEER'S SEAL	S
7868 PROPERSIONAL ENGINEERS 5/9/2024	F
RONALD R. BOHANNAN P.E. #7868	

NGINEER'S EAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
DR. BOHAN	CONCEDENTAL ODADING	<i>DATE</i> 5/9/2024
(7868)	IPLAN	<i>DRAWING</i> 2024029_GR
SIONALENGIA		SHEET #
5/9/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C2.0
D D DOLLANDAN	(505) 858-3100	JOR #

www.tierrawestllc.com

2024029



PROJECT DESCRIPTION:

THE EXISTING SITE IS APPROXIMATELY 15.80 ACRES AND LIES WITHIN THE ARENAL UNSER DRAINAGE MASTER PLAN REFERENCED AS M10D000. WITH THE INSTALLMENT AND DEDICATION OF THE R.O.W FOR THE RIGHT TURN LANE OFF SAGE RD AND THE DECELERATION LANE OFF UNSER BLVD, THE PROPOSED PROPERTY AREA WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE WILL BE SUBDIVIDED INTO 5 LOTS AND BE ZONED AS PD WITH THE INTENT TO HAVE MIX-USES FOR EACH

EXISTING DRAINAGE:

BASIN EB1 LIES WITHIN AUDMP AND IS ANNOTATED AS BASIN 504, CURRENTLY THE DRAINAGE FLOWS FROM THE SITE MAKE THEIR WAY TO THE NORTH EASTERN PART OF BASIN EB1. THESE FLOWS ARE THEN CONVEYED ALONG SAGE ROAD AND MAKE THEIR WAY EAST TO THE AMOLE DEL NORTE DIVERSION CHANNEL. BASIN EB1 IS ALSO COVERED IN THE TOWER/SAGE DRAINAGE MASTER PLAN 1995 BY ANDREWS, ASBURY & ROBERT, INC. ID NO.336. BASIN EB1 FALLS WITHIN THE TOWER/SAGE DRAINAGE MASTER PLAN SUB-BASIN SD-7. S-D7 WAS MODELED WITH AN ASSUMPTION OF FUTURE DEVELOPMENTS WITH A 29% B AND 71% D. PER THE TOWER/SAGE DRAINAGE MASTER PLAN, THE FLOWS FROM BASIN EB3 ARE INTENDED TO FLOW INTO UNDERGROUND STORM DRAIN PIPE ON SAGE ROAD, AND DOWN TO THE AMOLE DEL NORTE DIVERSION CHANNEL TO THE EAST.

BASIN EB2 LIES WITHIN AUDMP AS BASIN 400.2, AND ON THE WESTERN SIDE OF THE PROPOSED PROPERTY LAYS THE DESERT SAGE SUBDIVISION M10D011A. IN THE DESERT SAGE SUBDIVISIONS DRAINAGE REPORT THEY DESIGNATE THE EXISTING BASIN EB2 AS 400.2C AS SHOWN IN APPENDIX A. IN THEIR REPORT THEY CONSIDER THE IMPACT OF DRAINAGE FROM FUTURE DEVELOPMENTS IN THE PROPOSED SITE. THE FLOW RATE FOR BASIN 400.2C WAS CALCULATED TO BE 19.74 CFS, WHICH IS THE ALLOWABLE FLOW RATE FOR AN AREA OF 6 ACRES. THE CALCULATION WAS BASED ON A 44% D, 28% C AND 28% B ASSUMPTION. CURRENTLY THE DRAINAGE FROM BASIN EB2 FLOWS INTO A STORM INLET ON THE SOUTH-EASTERN PART OF BASIN EB2. THE FLOWS MAKE THEIR WAY DOWN UNSER AND INTO THE DETENTION POND ON THE SOUTH EAST CORNER OF UNSER BLVD AND ARENAL STREET. IT SHALL BE NOTED THAT THE DESERT SAGE SUBDIVISION DRAINAGE REPORT CALCULATED DEVELOPED FLOWS OF 19.74 CFS (ALLOWABLE) WITH 6 ACRES OF LAND. HOWEVER IN THIS ANALYSIS THE AREA OF EB2 WAS CALCULATED TO BE 8.24 ACRES.

BASINS EB3 AND EB4 LAY WITHIN THE AUDMP AS BASIN 405, ON THE SOUTH SIDE OF THE PROPERTY LAYS A COMMERCIAL RETAIL LOT WALGREENS. THE WALGREENS ON UNSER AND SAPPHIRE PLANS M10D015A TAKE BASINS EB3 AND EB4 INTO CONSIDERATION FOR UNDEVELOPED AND DEVELOPED FLOWS. ON THE WALGREENS ON UNSER AND SAPPHIRE EB3 AND EB4 ARE DESIGNATED AS BASINS OF1 AND OF2 RESPECTIVELY. ACCORDING TO THE WALGREENS REPORT OF1 CONSISTS OF 0.64 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 0.8 CFS WITH 100% LAND TREATMENT A. THE DEVELOPED FLOW RATE FOR OF1 WAS CALCULATED TO BE 2.7 CFS WITH 10% AND 90% LAND TREATMENT B AND D. OF2 CONSISTS OF 1.98 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 2.6 CFS WITH 100% LAND TREATMENT A. THE FLOW RATE FOR THE DEVELOPED CONDITION FOR OF2 WAS DETERMINED TO BE 8.2 CFS WITH A 10% AND 90% LAND TREATMENT B AND D. IN SUMMARY ACCORDING TO THE WALGREENS ON UNSER AND SAPPHIRE PLANS THE PROPOSED DEVELOPMENT IS ALLOWED TO DRAIN AT A MAX RATE OF 2.6 CFS AND 8.2 CFS FOR BASINS EB3 AND EB4. A SUMMARY OF THE FLOW RATES IS LOCATED IN APPENDIX A FOR THE PROPOSED SITE SPECIFIC CALCULATIONS FOR BASINS EB3 AND EB4.

PROPOSED DRAINAGE:

PROPOSED SITE IS DIVIDED INTO 6 NEW BASINS.

BASIN P1, P2, P3 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE WEST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED NORTHEAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO AN PROPOSED INLET OFF UNSER. THE COMBINED LAND TREATMENT FOR P1. P2. AND P3 IS 65% D, 35% C, 0% B, AND 0% A WHICH MEETS THE TOWER/UNSER SAGE FLOW REQUIREMENTS. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P1 AND P2 AND WILL RETAIN THE REQUIRED 2,263 CU-FT AND 1,154 CU-FT. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 2,053 CU-FT FOR BASIN P3.

BASIN P4 AND P5 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE NORTHEAST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED EAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO THE EXISTING 36-INCH STORM PIPE ON UNSER. THE POND IS INTENDED TO PRODUCE A FLOW RATE EQUAL OR LESS THAT 19.74 CFS AS SPECIFIED IN THE DESERT SAGE SUBDIVISION PLAN M10D011A. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 4,331 CU-FT FOR BASIN P4. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P5 WILL RETAIN THE REQUIRED 1,860 CU-FT.

BASIN P6 IS INTENDED TO FLOW SOUTH INTO A PROPOSED STORM DRAIN INLET. THE RUNOFF WILL BE CONVEYED IN A 24-INCH STORM PIPE THAT WILL CONNECT TO A EXISTING STORM DRAIN INLET ON THE WALGREENS DEVELOPMENT TO THE SOUTH. THE RUNOFF WILL THEN BE CONVEYED INTO THE ARENAL AND UNSER DETENTION POND, WHICH WILL SERVE TO HOLD THE REQUIRED STORM WATER QUALITY VOLUME OF 1285 CU-FT.

FOR NEW DEVELOPMENT, THE REQUIRED STORM WATER QUALITY IS THE IMPERVIOUS AREA MULTIPLIED BY 0.42

Weighted E Method

Basin Area Treatr					Treatment	ts 100-Year			100-Year	r 10-Year				2-Year						
Basin	Area	Area	Area	Trea	atment A	Trea	tment B	Treatr	nent C	Treatn	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
P1	113,062.9	2.60	0.004	0%	0.00	0%	0.00	48%	1.25	52%	1.35	1.619	0.350	9.13	0.949	0.205	5.28	0.540	0.117	2.73
P2	86,207.2	1.98	0.003	0%	0.00	0%	0.00	25%	0.49	75%	1.48	1.918	0.316	7.54	1.180	0.195	4.54	0.723	0.119	2.56
P3	42,809.2	0.98	0.002	0%	0.00	0%	0.00	23%	0.23	77%	0.76	1.943	0.159	3.77	1.200	0.098	2.27	0.738	0.060	1.29
P4	247,490.5	5.68	0.009	0%	0.00	0%	0.00	50%	2.84	50%	2.84	1.595	0.755	19.86	0.930	0.440	11.45	0.525	0.249	5.85
P5	81,745.7	1.88	0.003	0%	0.00	0%	0.00	35%	0.66	65%	1.22	1.789	0.280	6.91	1.080	0.169	4.09	0.644	0.101	2.23
P6	113,952.7	2.62	0.004	0%	0.00	0%	0.00	68%	1.77	32%	0.84	1.365	0.298	8.56	0.752	0.164	4.75	0.384	0.084	2.20
Total	685,268.2	15.73	0.02458		0.00		0.00		7.24		8.49		2.16	55.76		1.27	32.39		0.73	16.87

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.

ENGINEER'S SEAL	SAG
DENTOR. BOHANA ON MEXICO 7868	C(
PROPERTY OF THE STORY OF THE ST	
RONALD R. BOHANNAN P.E. #7868	

	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM
	CONCEPTUAL DRAINAGE PLAN
4 N	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestlic.com

DRAWN BY

DATE 5/9/2024

DRAWING

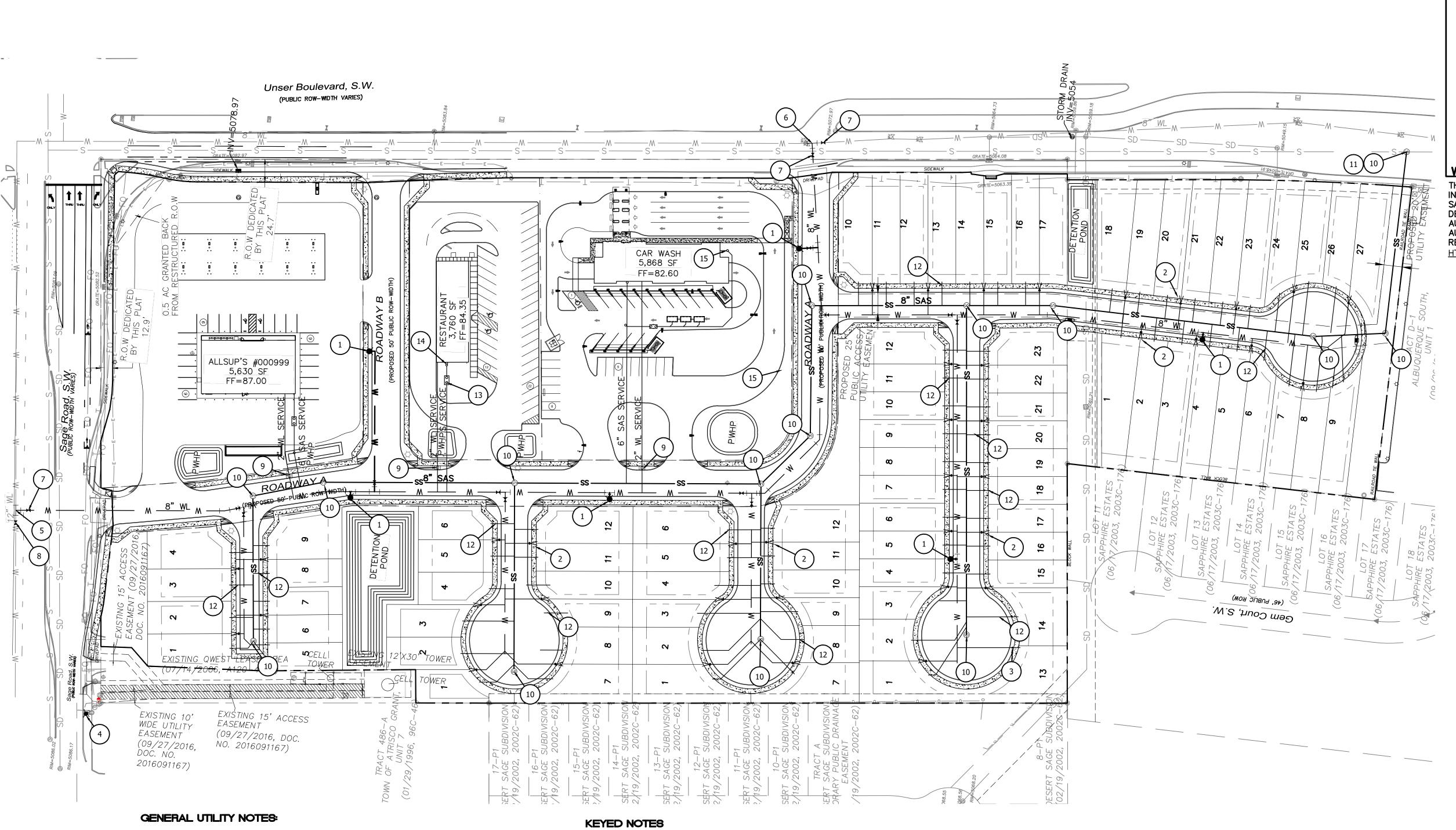
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JOB #

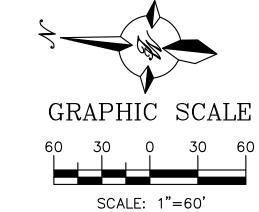
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- 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 2. 3.5' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE
- 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
- 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
- 7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

- NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340
- 2 DOUBLE 3/4" WATER METER (TYP) PER COA STD DWG 2366, 2368
- SINGLE 3/4" WATER METER (TYP) PER COA STD DWG 2366, 2368
- 4 EXISTING FIRE HYDRANT
- CONNECT TO EX 12" WL/ 12"X12"X8" TEE
- 6 CONNECT TO EX 8" WL/ 8"X8"X8" TEE
- 7 8" GATE VALVE (TYP.) PER COA STD DWG 2326, 2328, 2461
- 8 12" GATE VALVE PER COA STD DWG 2326, 2328, 2461
- 9 2" WATER METER PER COA STD DWG 2363
- 10 PROPOSED 4' DIA SAS MH PER ABCWUA
- (11) CONNECT TO EXISTING SANITARY SEWER

- SAS SERVICE (TYP), SEE DETAIL SHEET C5.1
- 13) PROPOSED GREASE INTERCEPTOR
- 14) PROPOSED DOUBLE CLEAN OUT (TYP.)
- (15) PROPOSED SINGLE CLEAN OUT (TYP.)





WATER SHUTOFF PLAN

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/.

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
8" SAS	SANITARY SEWER LINE
8" WL	WATERLINE
•	SINGLE CLEAN OUT
œ	DOUBLE CLEAN OUT
<u>.</u> D.	EXISTING SD MANHOLE
	EXISTING INLET
S	EXISTING SAS MANHOLE
440	EXISTING FIRE HYDRANT
WV \begin{align*} \\	EXISTING WATER VALVE
	EXISTING WATER METER
•	EXISTING POWER POLE
©	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
— — — EX. UGE — — — —	EXISTING UNDERGROUND UTILITIE
— — — EX. 2" GAS— — —	EXISTING GAS
——————————————————————————————————————	EXISTING SANITARY SEWER LINE
— — — EX. 10" WL— — —	EXISTING WATER LINE
—— · ——EX. 18" RCP———	EXISTING STORM SEWER LINE

ENGINEER'S	SAGE AND UNSER DEVELOPMENT
SEAL	ALBUQUERQUE, NM
R. BOHAN OR METICO Z 7868	CONCEPTUAL MASTER UTILITY PLAN
5/9/2024	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100
RONALD R. BOHANNAN	(505) 858-3100
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5/9/2024

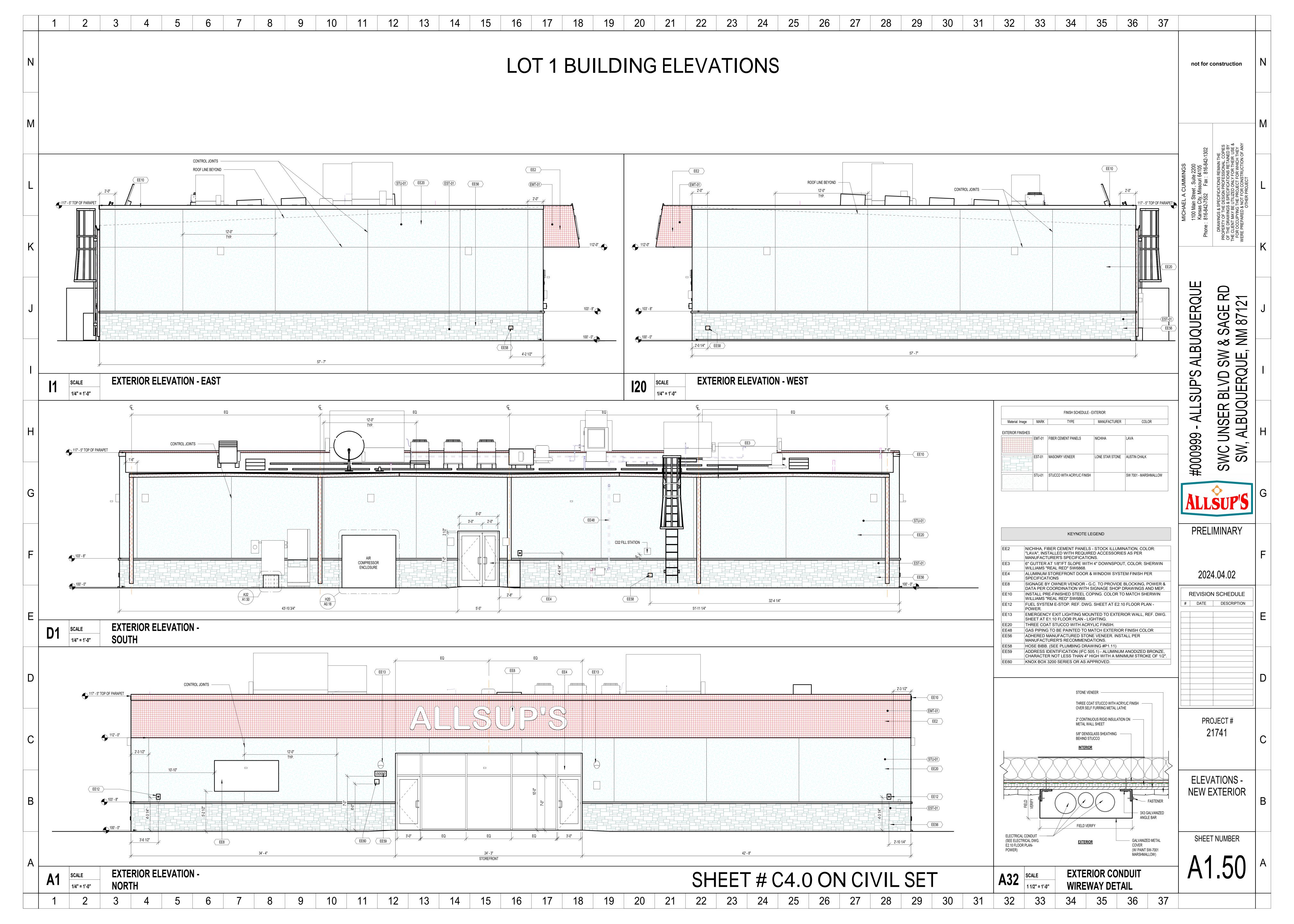
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SHEET #

C3.0

JOB # 2024029



LOT 2 DESIGN STANDARDS

MX-M Zone Standards Summary							
Site Standard							
Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit						
Setback Standards							
Front, minimum/maximum	5 ft./ N/A						
Side, minimum/ maximum	Interior: 0 ft. Street side: 5 ft./ N/A						
Rear, minimum	15 ft.						
Building Height							
Building Heights, maximum	48 ft. > 100 ft. from all lot lines: N/A						
	Minimum Off-Street Parking						
Use	IDO Parking Requirement						
Restaurant	5.6 spaces/ 1,000 spaces sq.ft. GFA						
	Maximum Wall Height						
Standard Wall Height							
Wall in the front yard or street side yard	3 ft.						
Wall in other locations on the lot	8 ft.						
Corner Lot Abutting Resident	tial Zone District						
<10 ft. from the lot line abutting the street	3 ft.						
≥10 ft. from the lot line abutting the street	8 ft.						
	Maximum Height for Light Poles						
Mixed-use	16 ft.						
Within 100 ft in any direction of any Residential zone	16 ft.						
On-pre	emises Signs in Mixed-use Based on Sign Types						
Roof Sign							
Number, maximum	1/ building						
Area, maximum	75 sq.ft.						
Height, maximum	15 ft. or 25% of height of building, whichever is less						
Freestanding Signs	Ţ						
Number, maximum	1/ premises/street frontage. A freestanding sign is only allowed where there is a least 100 ft. of street frontage or 1/ joint sign premises						
Area, maximum	100 sq.ft. at allowable locations abutting a local or collector street 200 sq.ft. at allowable locations abutting an arterial street						
Height, maximum	26 ft.						

LOT 3 DESIGN STANDARDS

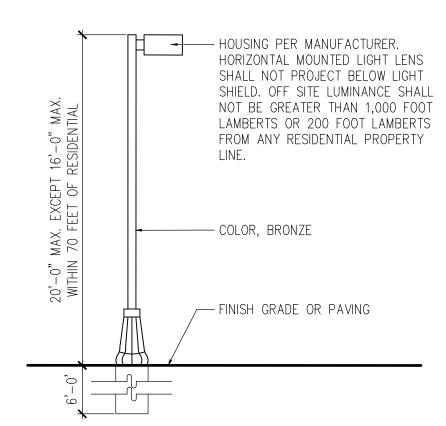
	MX-L Zone Standards Summary
Site Standard	THE E ZONG STUNGEN OF STREET
Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit
Setback Standards	•
Front, minimum/maximum	5 ft./ N/A
Side, minimum/ maximum	Interior: 0 ft. Street side: 5 ft./ N/A
Rear, minimum	15 ft.
Building Height	
Building Heights, maximum	38 ft.
	Minimum Off-Street Parking
Car Wash	2 spaces/ 1,000 sq.ft. GFA of retail, office, and waiting area
	Maximum Wall Height
Standard Wall Height	
Wall in the front yard or street side yard	3 ft.
Wall in other locations on the lot	8 ft.
Corner Lot Abutting Resident	tial Zone District
<10 ft. from the lot line	
abutting the street	3 ft.
≥10 ft. from the lot line abutting the street	8 ft.
	Maximum Height for Light Poles
Mixed-use	16 ft.
Within 100 ft in any direction of any Residential zone district	16 ft.
On-pro	emises Signs in Mixed-use Based on Sign Types
Roof Sign	
Number, maximum	1/ building
Area, maximum	75 sq.ft.
Height, maximum	15 ft. or 25% of height of building, whichever is less
Freestanding Signs	
Number, maximum	1/ premises/street frontage. A freestanding sign is only allowed where there is a least 100 ft. of street frontage or 1/ joint sign premises
Area, maximum	100 sq.ft.
Height, maximum	18 ft.

LOT 4 DESIGN STANDARDS

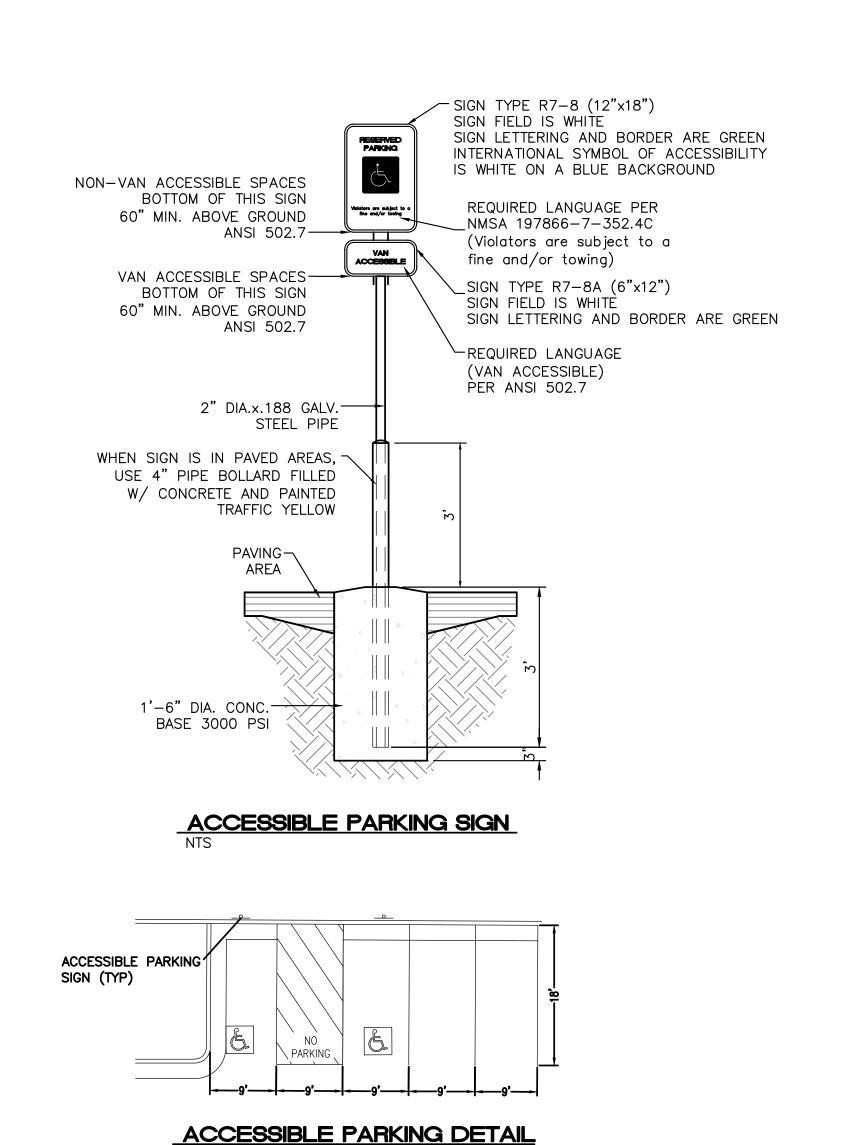
	R-T Zone Standards Sur	mmary							
Development Type	Single- or Two- family Detached	Townhouse or Other Allowable Use							
Site Standard									
Lot Size, minimum	3,500 sq.ft.	2,2000 sq.ft.							
Lot Width, minimum	35 ft.	22 ft.							
Usable open space,		N/A							
minimum									
Setback Standards									
Front, minimum		10 ft							
Side, minimum	Interior: 5 ft./Str	reet Side of corner lots: 10ft.							
Rear, minimum		15 ft.							
Building Height									
Building Heights,		26 ft.							
maximum		20 It.							
	Minimum Off-Street Pa	arking							
Dwelling, single family		ee/ DU up to 2 BR							
detached	2 spaces/ I	OU with 3 or more BR							
Dwelling, townhomes									
	2 spaces/ DU with 3 or more BR								
	Maximum Wall Hei	ght							
Standard Wall Height									
Wall in the front yard or		3 ft.							
street side yard									
Wall in other locations on		8 ft.							
the lot									
Corner Lot Abutting Reside	ential Zone District								
<10 ft. from the lot line		3 ft.							
abutting the street									
\geq 10 ft. from the lot line		6 ft.							
abutting the street									
	Maximum Height for Lig								
Residential zone		16 ft.							
-	s Signs in Residential Zone Dis	tricts based on Sign Types							
Wall Sign									
Number, maximum	1/ build	ding/street frontage							
Area, maximum		2 sq.ft.							
Window Sign		Prohibited							
Yard Sign		Prohibited							
Monument sign		Prohibited							

LOT 5 EXISTING CELL TOWER



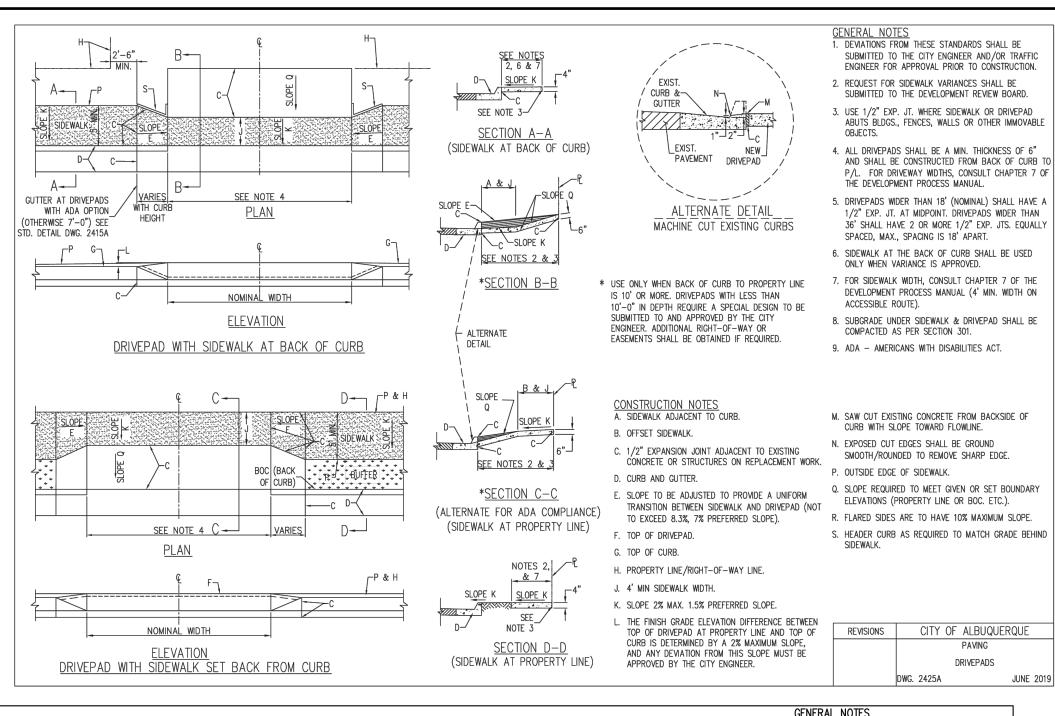


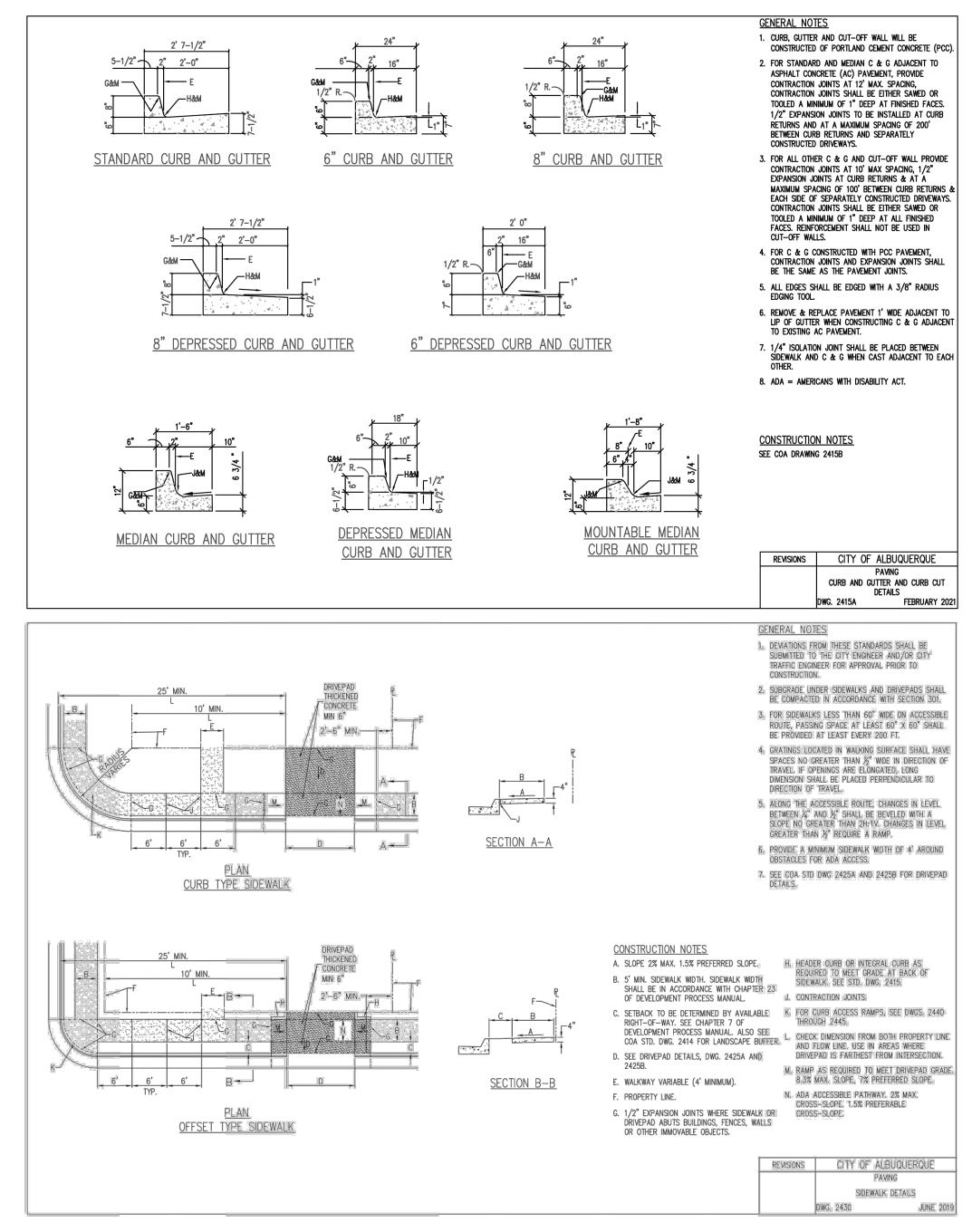
LIGHTING NOTE: NEON LIGHTS ARE PROHIBITED WITHIN 300 FEET OF LEARNING ROAD.

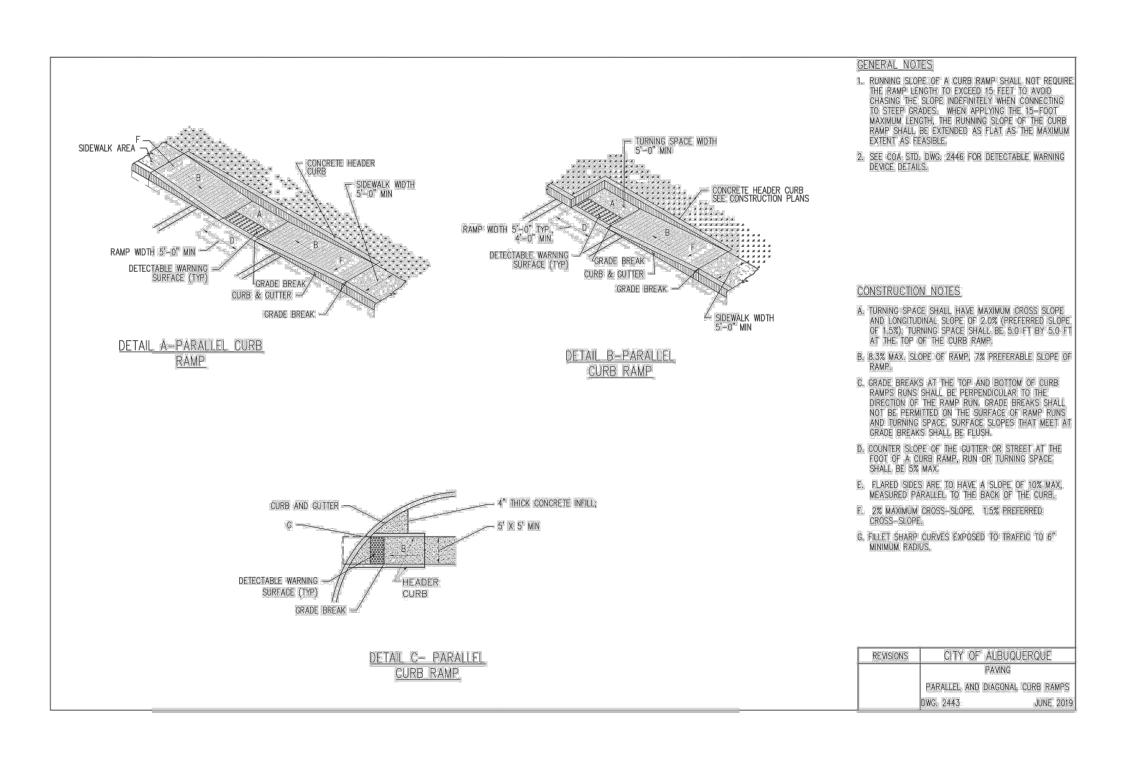


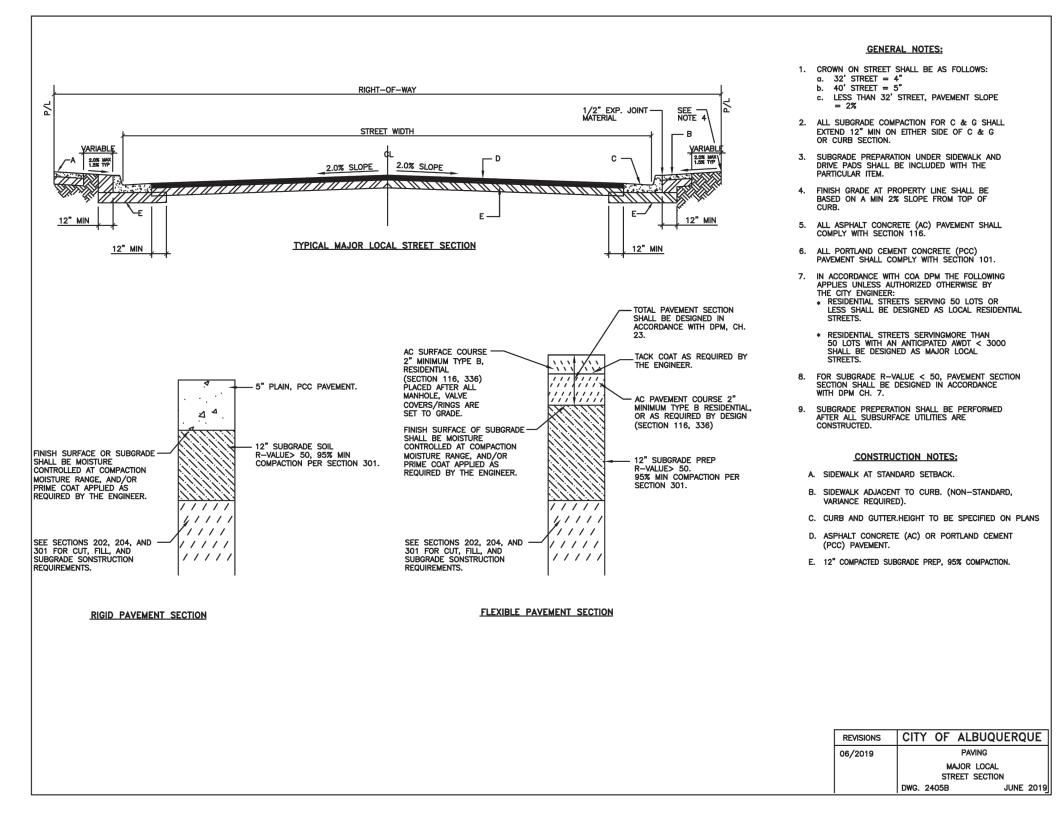
NOTE: ADA SPACES NOT TO

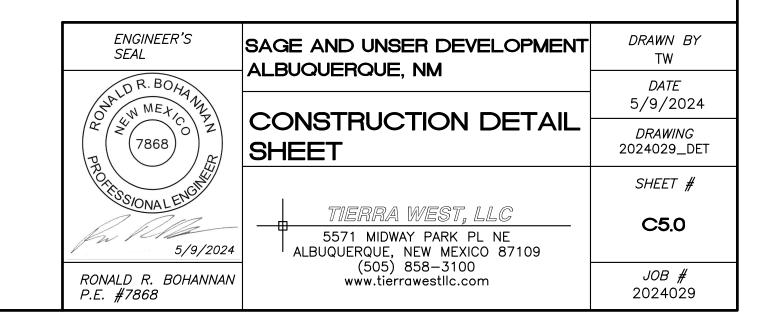
EXCEED 2% IN ANY DIRECTION

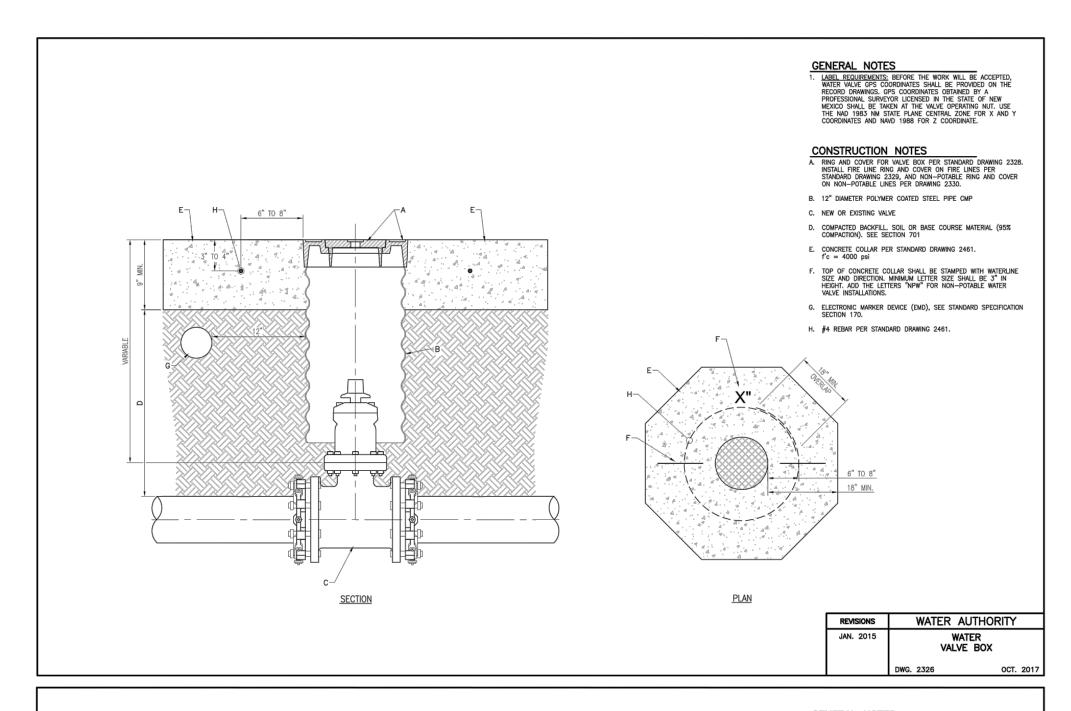


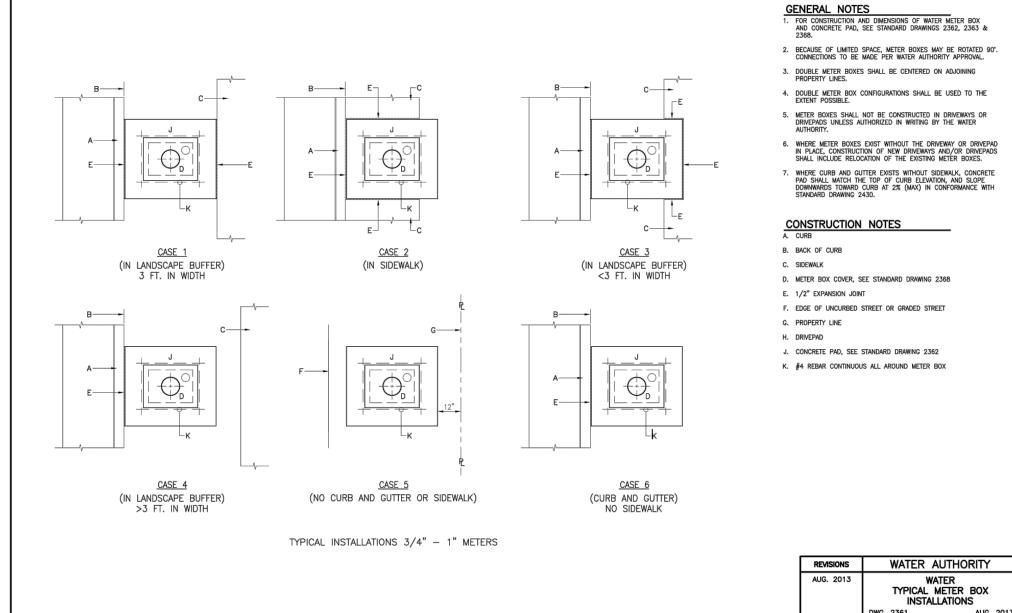












THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM SAFETY FACTOR: 1.5 TO 1

PIPE MATERIAL: PVC

CONSTRUCTION.

GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES TEST PRESSURE: 150 PSI

TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO

RESTRAINED JOINT LENGTHS FOR TEES*										
CIZE		LENGTH ALONG RUN**								
SIZE	10'	8'	6'	4'	2'	0'				
12x12x12	61	68	76	83	90	98				
12x12x10	39	48	56	65	74	83				
12x12x8	15	26	37	48	59	70				
12x12x6	1	1	9	24	38	53				
12x12x4	1	1	1	1	16	37				
10x10x10	46	54	61	68	76	83				
10x10x8	25	34	43	52	61	70				
10x10x6	1	5	17	29	41	53				
10x10x4	1	1	1	2	20	37				
8x8x8	34	42	49	56	63	70				
8x8x6	6	15	25	34	43	53				
8x8x4	1	1	1	10	24	37				
6x6x6	7	24	31	39	46	53				
6x6x4	1	1	6	17	27	37				

*RESTRAINTS ONLY PLACED ON THE BRANCH **LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)								
CIZE	HORIZONTAL BENDS							
SIZE	90•	45°	22-1/2°	11-1/4	DEAD END			
12	45	19	9	4	102			
10	38	16	8	4	86			
8	32	13	6	3	72			
6	25	10	5	2	55			
4	18	7	4	1	39			

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM TO 6.0' SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC

SOIL TYPE:

CONSTRUCTION.

TEST PRESSURE: 150 PSI TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO

	RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)								
	VEITTOAL	l Ollocia	•	TAL BENDS					
SIZE	•	90°	45*	22-1/2°	11-1/4				
12	UPPER LOWER	DON'T USE	42 10	20 5	10 2				
10	UPPER LOWER	DON'T USE	36 8	17 4	8 2				
8	UPPER LOWER	DON'T USE	30 7	14 3	7 2				
6	UPPER LOWER	DON'T USE	23 5	11 3	5 1				
4	UPPER LOWER	DON'T USE	16 4	8 2	4 1				

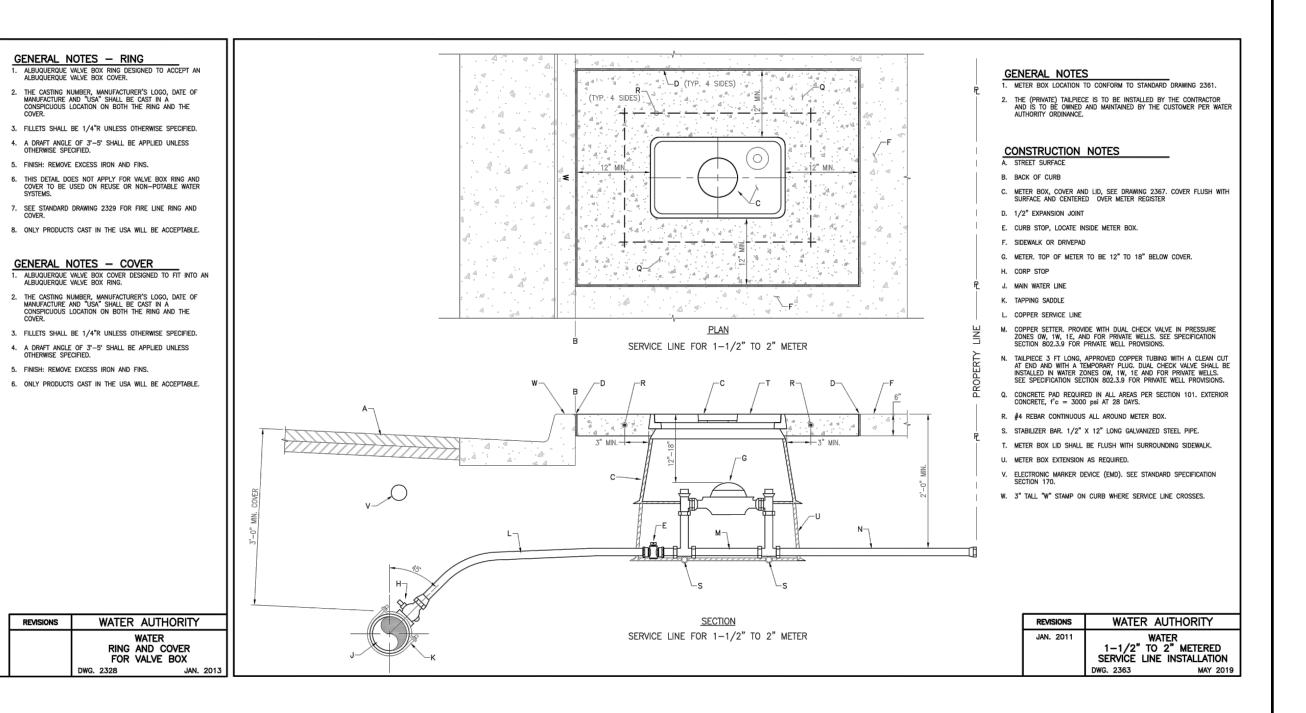
RESTRAINED JOINT LENGTHS								
FOR REDUCERS***								
SIZE	L. SIDE	SIZE	L. SIDE					
12x10	50	10x6	53					
12x8	54	10x4	70					
12x6	74	8x6	30					
12x4	88	8x4	52					
10x8	29	6x4	28					

***RESTRAINTS ONLY PLACED ON LARGE SIDE

-1" LETTERS (5 PLACES) ø2 1/8"-PLAN VIEW

SECTION

VALVE BOX RING



O.D. 12"MIN. 18" MAX UNDISTURBED EARTH-UNDISTURBED EARTH-OR COMPACTED FILL OR COMPACTED FILL BACKFILL BACKFILL NITIAL BACKFILL BACKFILL PIPE SPRING PIPE SPRING {HAUNCHING HAUNCHING 4" BEDDING 4" BEDDING (MIN.)(MIN.)

SECTION

VALVE BOX COVER

WATER LINE

SANITARY SEWER **GENERAL NOTES**

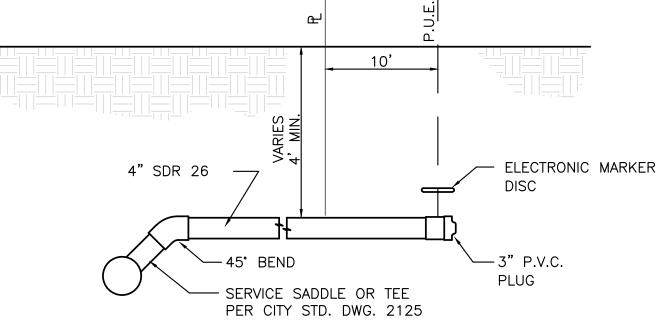
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
- 3. INITIAL BACKFILL SHALL BE CLASS I—A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
- 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 90% STANDARD PROCTOR.
- 5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.

- 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD
- 7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.

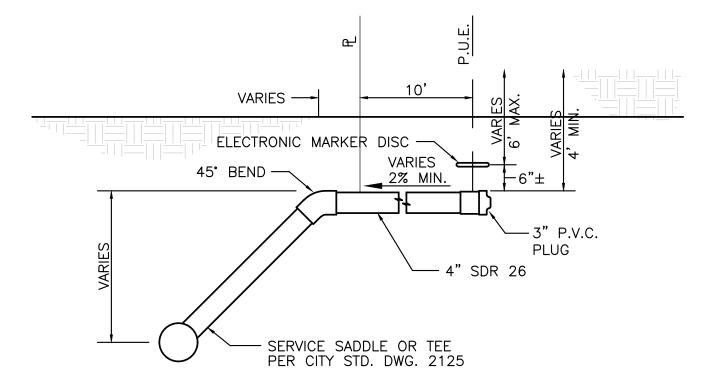
5. FINISH: REMOVE EXCESS IRON AND FINS.

5. FINISH: REMOVE EXCESS IRON AND FINS.

- 8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
- 9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)



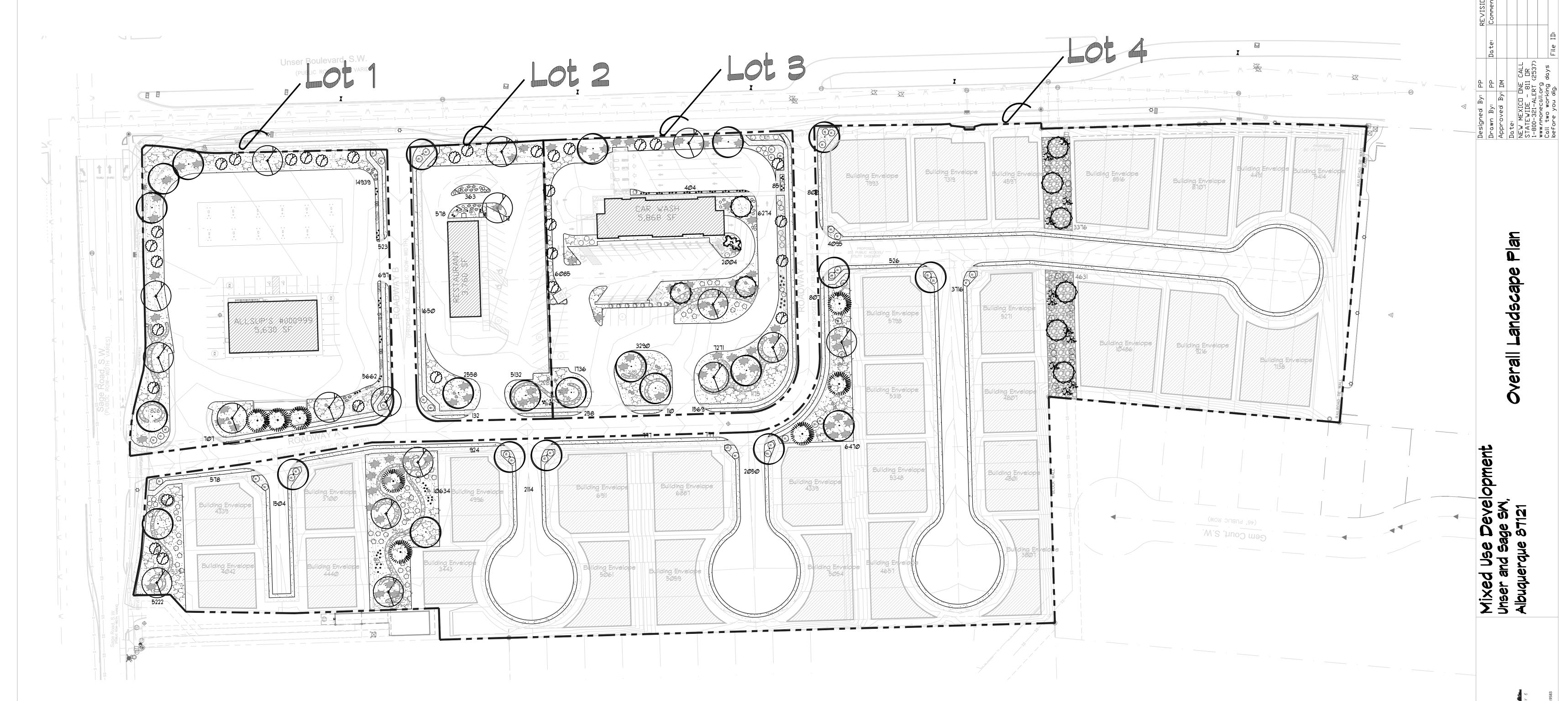
TYP. SANITARY SYSTEM SERVICE CONNECTION



TYP. SANITARY SYSTEM **SERVICE CONNECTION** FOR DEEP SANITARY SEWERS

	ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	ON MEXICO Z	·	<i>DATE</i> 5/9/2024
	(((7868)))	CONSTRUCTION DETAIL SHEET	DRAWING 2024029_DET
	THIS SIONAL ENGINE 5/9/2024		SHEET #
		TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C5.1
	RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029

UTILITY TRENCH AND BEDDING DETAIL



LANDSCAPE NOTES:

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property
Owner. All landscaping will be in conformance with the City of
Albuquerque Zoning Code, Street Tree Ordinance, Pollen
Ordinance, and Water Conservation Landscaping and Water Waste
Ordinance. In general, water conservative, environmentally sound
landscape principles will be followed in design and installation.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors expense.

14-1Pond stabilization to follow section 1013.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

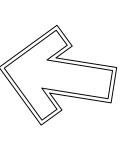
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

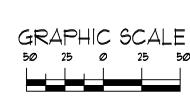
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.





DANNY D. MITCHELL
239

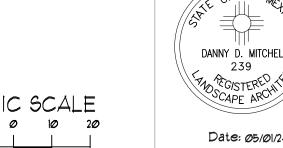
PARCHICLE

ACCORDANCE

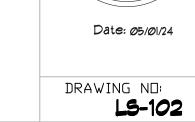
DATE: 05/01/24

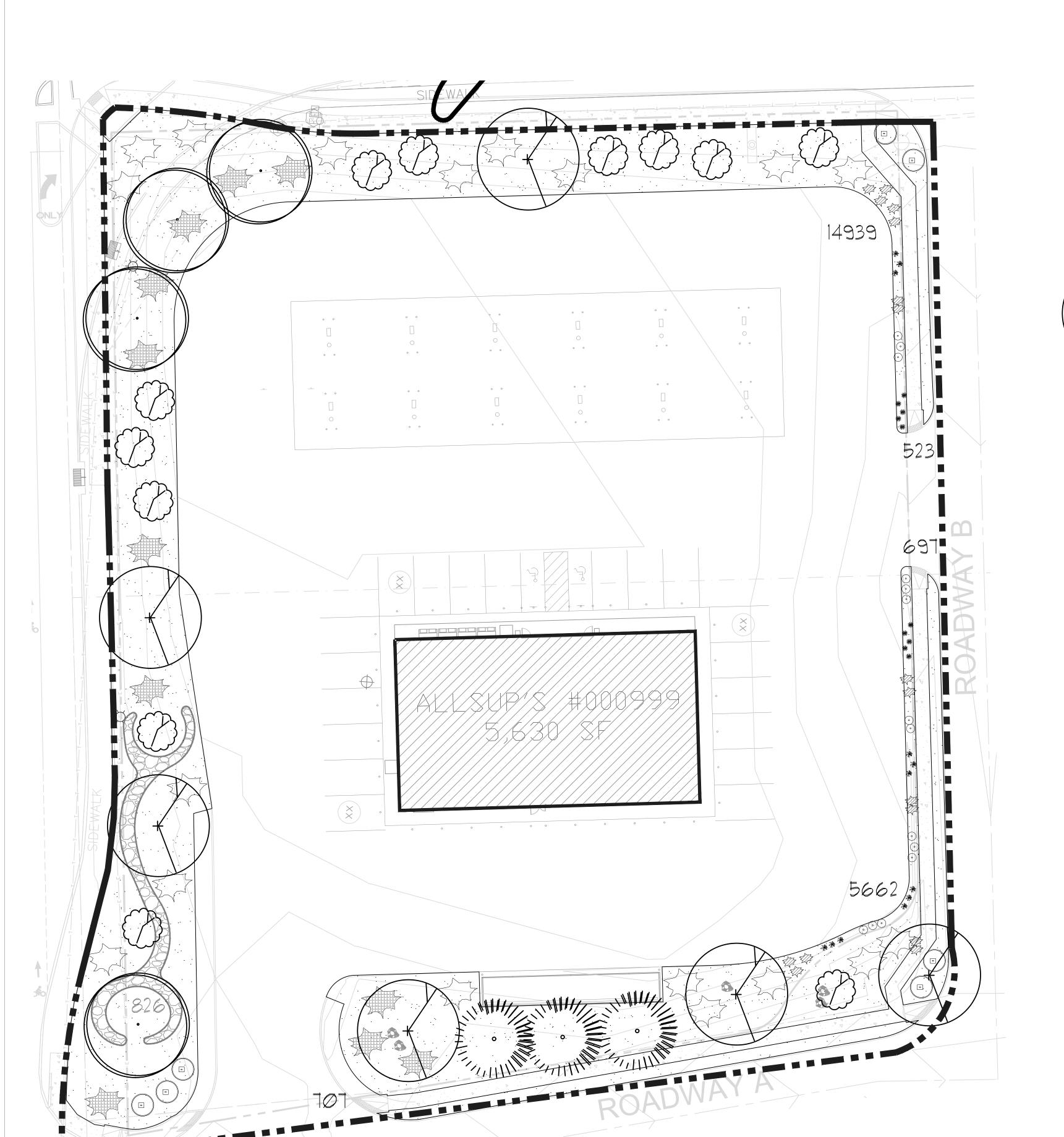
DRAWING NO:

Landscape Architect



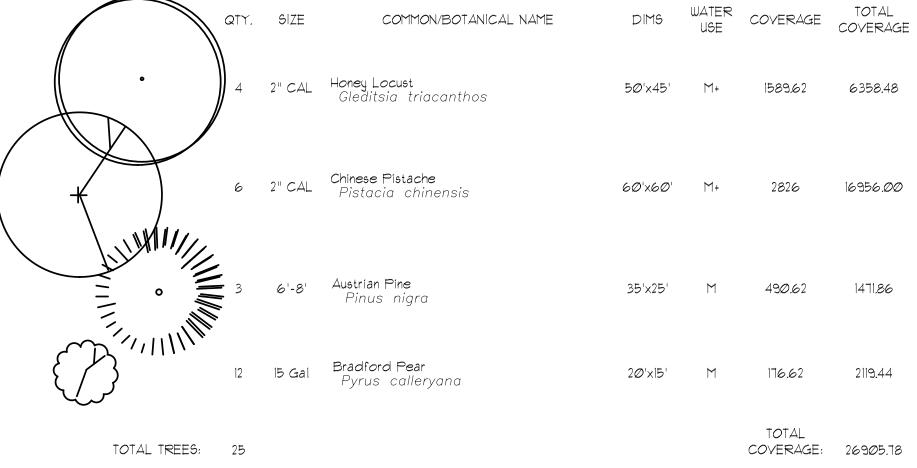
SCALE: 1" = 20'-0"





LANDSCAPE LEGEND

-		5	



SHRUBS & GROUNDCOVERS

	QTY,	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	7	5 Gal	Gro-Low Sumac Rhus aromatica 'Gro-Low'	3'x8'	М	5024	351.68
*	12	5 Gal	Feather Reed Grass Calamogrostis arudinacea	3'x2'	М	3.14	37.68
*	10	5 Gal	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamelin'	2'x2'	М	3.14	31.4Ø
	12	5 Gal	Buffalo Juniper Juniperus tamariscifolia 'Buffalo'	4'x1'	М	113.04	1356.48
	18	5 Gal	Winter Jasmine Juniperus tamariscifolia	4'x1'	Μ	113.04	2Ø34.72
· ·	14	5 Gal	Blue Mist Caryopteris x clandonensis	3'x3'	M	7.06	98.84
	16	5 Gal	Knock Out Roses Rosa 'Knock Out'	3'x4'	L	12.56	200.96
TOTAL SHRUBS:	89					TOTAL COVERAGE:	4111.76

80	5	2x2x4 Boulders Bury 1/3, Moss Rock or Equal
		To be placed at contractor discretion
	20601	Santa Fe Brown Landscape Gravel/Filter Fabric 4" Depth, Cobble slopes over 3:1.
	826	Oversize Landscape Gravel / Filter Fabric
		Mountain Rose, 2-4" On Slopes >3:1

Totsl Landscape Area

LANDSCAPE NOTES: Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan. All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this

publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste
Ordinance. In general, water conservative, environmentally sound
landscape principles will be followed in design and installation.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors

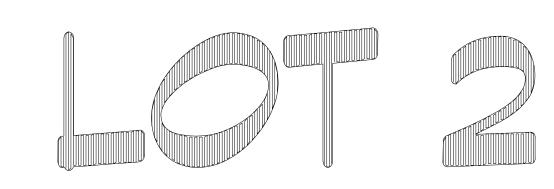
14-1Pond stabilization to follow section 1013.

5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in DT-UC-MS areas.

TOTAL LOT AREA TOTAL BUILDING AREA (SF) TOTAL NET LOT AREA (SF) LANDSCAPE REQUIREMENT TOTAL LANDSCAPE REQUIRED	862Ø7.21 563Ø 8Ø577.21 15% 12Ø87
TOTAL ON-SITE LANDSCAPE PROVIDED (SF) TOTAL VEGETATIVE COVERAGE REQUIRED (SF) TOTAL VEGETATIVE COVERAGE PROVIDED (SF) TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF) TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	21427 16070 31017.54 4018 4111.76

Date: *0*5/01/24

DRAWING NO: **LS-103**



LANDSCAPE LEGEND

			TREES				
	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	3	2" CAL	Honey Locust Gleditsia triacanthos	5Ø'x45'	M+	1589.62	4768.86
	2	2" CAL	Chinese Pistache Pistacia chinensis	60'x60'	M+	2826	5652 <i>.00</i>
TOTAL TREES:	5					TOTAL COVERAGE:	10420.86

SHRUBS & GROUNDCOVERS

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAG
	4	5 Gal	Gro-Low Sumac Rhus aromatica 'Gro-Low'	3'x8'	М	50.24	200.96
*	8	5 Gal	Feather Reed Grass Calamogrostis arudinacea	3'x2'	М	3.14	25.12
*	6	5 Gal	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamelin'	2'×2'	М	3.14	18.84
	2	5 Gal	Butterfly Bush Buddleia davidii	7'x6'	М	28.26	56.52
	9	5 Gal	Buffalo Juniper Juniperus tamariscifolia 'Buffalo'	4'x1'	М	113.04	1017.36
	9	5 Gal	Winter Jasmine Juniperus tamariscifolia	4'x1'	М	113.Ø4	1017.36
Ö	13	5 Gal	Cherry Sage Salvia greggii	2'x3'	M	7.006	8F.1 <i>e</i>
	2	5 Gal	Fern Bush Chamaebatiaria millefolium	5'x6'	М	28.26	56.52
	5	5 Gal	Knock Out Roses Rosa 'Knock Out'	3'x4'	L	12.56	62.80
TOTAL SHRUBS:	58					TOTAL COVERAGE:	2547.26

80	14	2x2x4 Boulders Bury 1/3, Moss Rock or Equal
	88Ø3	To be placed at contractor discretion Santa Fe Brown Landscape Gravel/Filter Fabric
	228	4" Depth, Cobble slopes over 3:1. Oversize Landscape Gravel / Filter Fabric
		Mountain Rose, 2-4" On Slopes >3:1

Tots! Landscape Area

LANDSCAPE NOTES:

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Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

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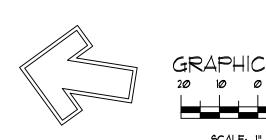
Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors

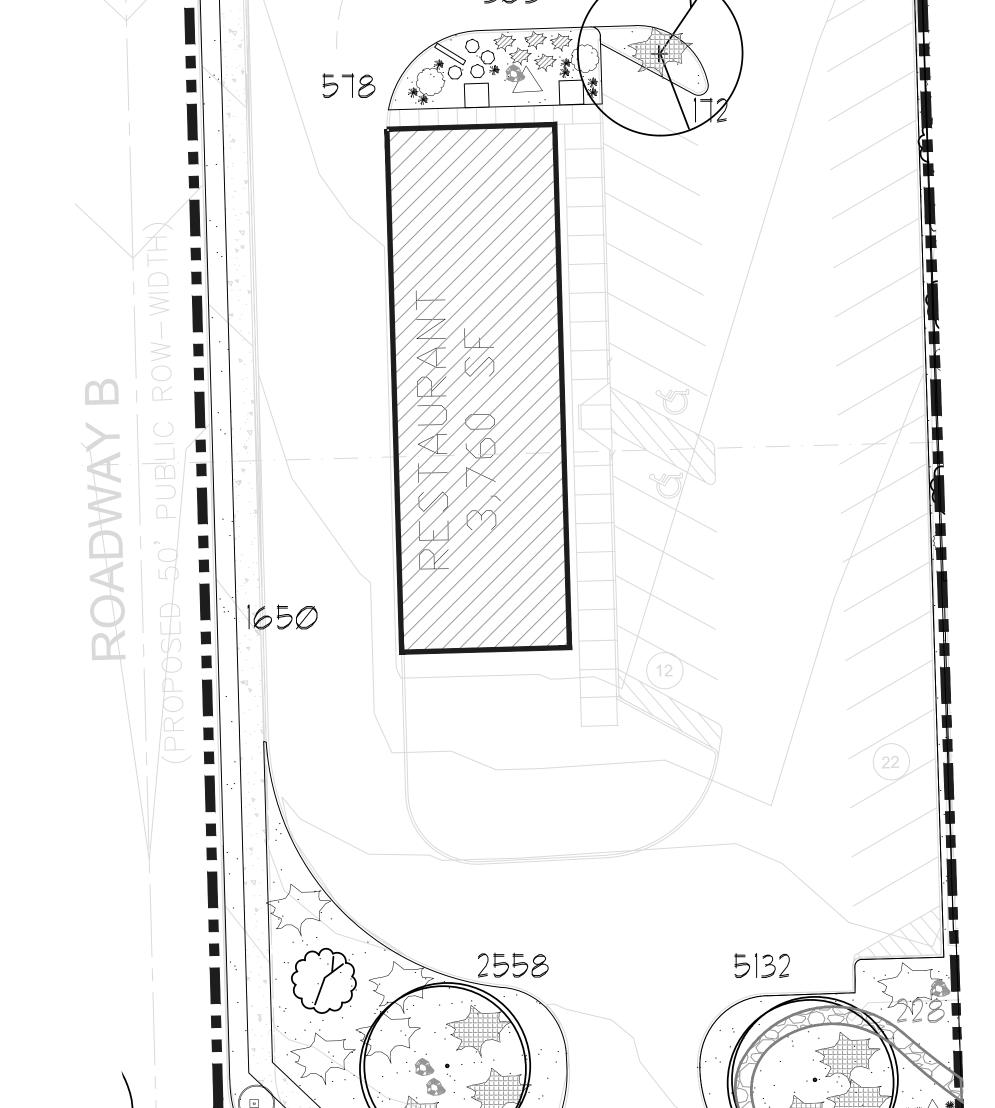
14-1Pond stabilization to follow section 1013.

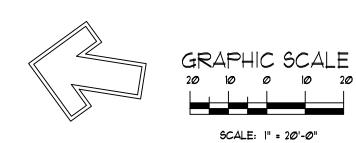
5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 500 percent in DT-UC-MS areas.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	428Ø9.1
TOTAL BUILDING AREA (SF)	3760
TOTAL NET LOT AREA (SF)	39049.
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	5857
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	9Ø31
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	6773
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	12968.1
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	1693
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	2547.26







Date: 05/01/24 DRAWING NO: **LS-104**

LANDSCAPE LEGEND

			TREES				
	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
· }	6	2" CAL	Honey Locust Gleditsia triacanthos	5Ø'x45'	M+	1589.62	9537.72
	4	2" CAL	Chinese Pistache Pistacia chinensis	60'x60'	M+	2826	11304.00
) I	15 Gal	Crape Myrtle Lagerstroemia indica	15'x15'	М	176.62	176.62
	3	15 Gal	Desert Willow Chilopsis linearis	2Ø'×2Ø'	М	3 4	942 <i>.00</i>
	12	15 Gal	Bradford Pear Pyrus calleryana	2Ø'x15'	М	176.62	2119.44
TOTAL TREES:	26					TOTAL COVERAGE:	24Ø79.78

			SHRUBS & GROUNDCOYE	25			
	QTY,	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
*	10	5 Gal	Red Yucca Hesperaloe parviflora	3'x3'	М	7.06	70.60
	3	5 Gal	Gro-Low Sumac Rhus aromatica 'Gro-Low'	3'x8'	М	5024	150,72
,,,, <u>),</u>	9	5 Gal	India Hawthorne Raphiolepis indica	3'x5'	М	19.62	176.58
×	26	5 Gal	Feather Reed Grass Calamogrostis arudinacea	3'x2'	М	3,14	81.64
*	6	5 Gal	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamelin'	2'×2'	М	3.14	18.84
\bigcirc	18	5 Gal	Wintergreen Barberry Berberis julianae	5'x5'	М	19.62	353.16
	1	5 Gal	Butterfly Bush Buddleia davidii	7'x6'	L	28.26	28.26
	38	5 Gal	Buffalo Juníper Juniperus tamariscifolia 'Buffalo'	4'x1'	М	113,04	4295.52
	IΠ	5 Gal	Winter Jasmine Juniperus tamariscifolia	4'x1'	М	113.004	1921.68
\circ	10	5 Gal	Cherry Sage Salvia greggii	2'x3'	М	7.006	70.60
	19	5 Gal	Fern Bush Chamaebatiaria millefolium	5'x6'	М	28.26	536.94

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are

LANDSCAPE NOTES:

for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

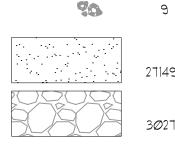
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste
Ordinance. In general, water conservative, environmentally sound
landscape principles will be followed in design and installation.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas as indicated on the plan. Any area that is less than 3" shall be rejected and repaired at the Contractors

14-1Pond stabilization to follow section 1013.

5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.

TOTAL LOT AREA	81745.68
TOTAL BUILDING AREA (SF)	5868
TOTAL NET LOT AREA (SF)	75877.68
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	11382
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	30176
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	22632
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	31861.24
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	5658
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	7781.46



TOTAL SHRUBS: 159

2004

3290

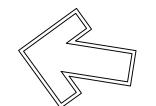
2x2x4 Boulders Bury 1/3, Moss Rock or Equal To be placed at contractor discretion

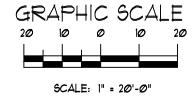
Santa Fe Brown Landscape Gravel/Filter Fabric 4" Depth, Cobble slopes over 3:1.

Oversize Landscape Gravel / Filter Fabric Mountain Rose, 2-4" On Slopes >3:1 TOTAL COVERAGE:

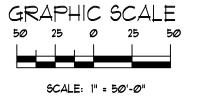
7781.46

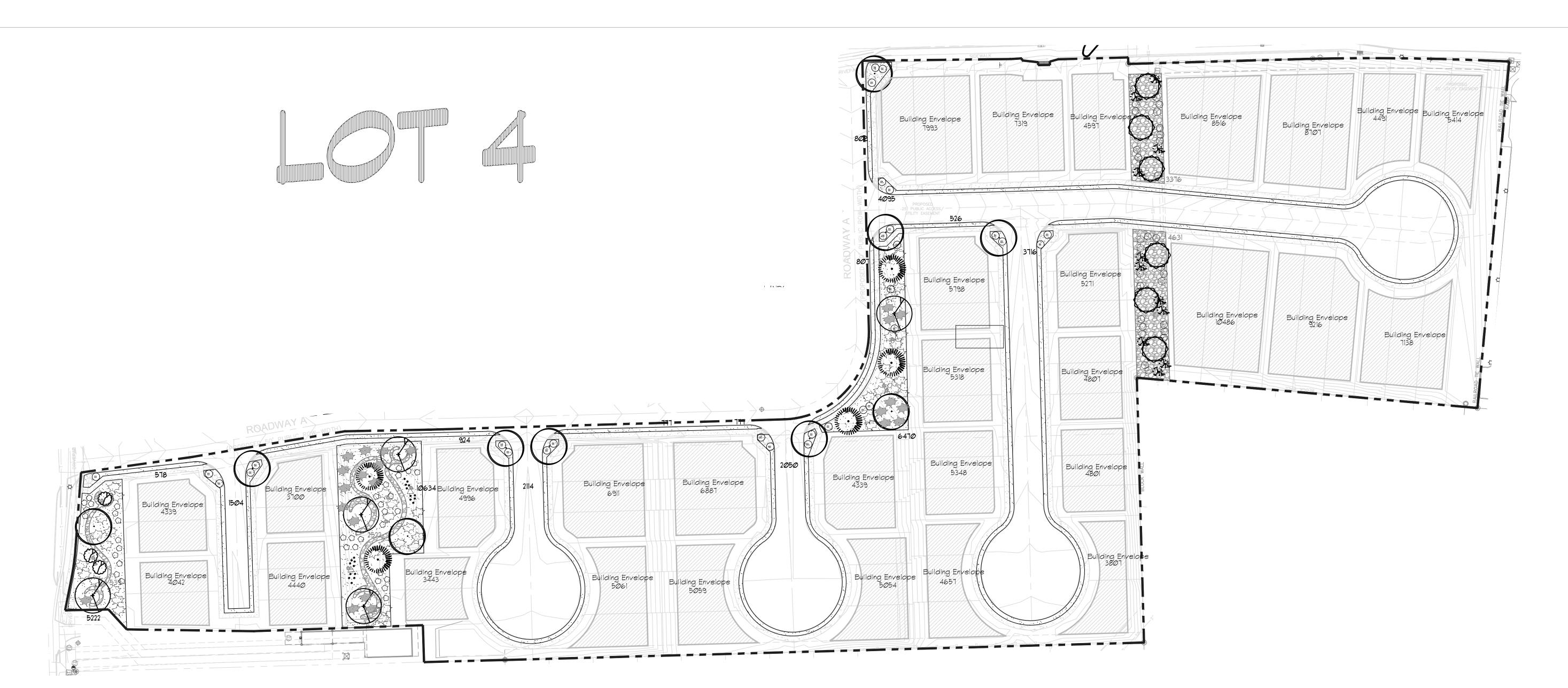
Totsl Landscape Area











LANDSCAPE LEGEND

			TREES				
	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	100	2" CAL	Honey Locust Gleditsia triacanthos	5 <i>0</i> 'x45'	M+	1589.62	15896.20
	5	2" CAL	Chínese Pístache Pistacia chinensis	60'x60'	M+	2826	1413 <i>0.00</i>
	5	6'-8'	Austrian Pine Pinus nigra	35'x25'	Μ	49 <i>0.</i> 62	2453.lØ
	6	15 Gal	Desert Willow Chilopsis linearis	2Ø'x2Ø'	М	314	1884. <i>00</i>
	3	15 Gal	Bradford Pear Pyrus calleryana	20'x15'	Μ	176.62	529.86
TOTAL TREES:	29					TOTAL COVERAGE:	34893.16

	45	5 Gal	Winter Jasmine Juniperus tamariscifolia	4'xl'	М	113.04	5086.80
	3Ø	5 Gal	Gro-Low Sumac Rhus aromatica 'Gro-Low'	3'x8'	М	50.24	1507.20
BP	11	5 Gal	Yellow Bird of Paradixe Caesalpinia gillesii	8'x Ø'	L	78.5	863.50
*	2Ø	5 Gal	Feather Reed Grass Calamogrostis arudinacea	3'x2'	Μ	3.14	62.80
\bigcirc	36	5 Gal	Wintergreen Barberry Berberis julianae	5'x5'	М	19.62	7Ø6.32
	2	5 Gal	Butterfly Bush Buddleia davidii	7'x6'	Μ	28.26	56.52
	23	5 Gal	Buffalo Juniper Juniperus tamariscifolia 'Buffalo'	4'xl'	М	113.04	2599.92
	14	5 Gal	Apache Plume Fallugia paradoxa	6'x7'	L	38.46	538.44

SHRUBS & GROUNDCOVERS

QTY. SIZE

17 5 Gal Chamisa

TOTAL SHRUBS: 198

COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE	
Jasmín e iperus tamariscifolia	4'x1'	М	113.04	5086.80	··.
ow Sumac us aromatica 'Gro-Low'	3'x8'	М	50.24	1507.20	}
w Bird of Paradixe salpinia gillesii	8'x Ø'	L	78.5	863.5Ø	8
er Reed Grass amogrostis arudinacea	3'x2'	М	3.14	62.80	
green Barberry Deris julianae	5'x5'	М	19.62	706.32	
rfly Bu s h dleia davidii	7'x6'	М	28.26	56.52	
lo Juniper perus tamariscifolia 'Buffalo'	4'x1'	М	113.004	2599.92	
ne Plume ugia paradoxa	6'x7'	L	38.46	538.44	
sa vsothamnus nauseosus	5'x7'	L	38.46	653.82	
			TOTAL	12Ø75.32	

COVERAGE:

ΞE	80	10
)		36331
		11068
		47399

LANDSCAPE CALCULATIONS

Totsl Landscape Area

Boulders Bury 1/3, Moss Rock or Equal

Santa Fe Brown Landscape Gravel/Filter Fabric 4" Depth, Cobble slopes over 3:1.

Mountain Rose, 2-4" On Slopes >3:1

Oversize Landscape Gravel / Filter Fabric

To be placed at contractor discretion

TOTAL LOT AREA	406625.73
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	47399
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	46968.48
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	12Ø75.32

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DRAWING NO: LS-105