

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN
APPROVED PRIOR TO EFFECTIVE DATE OF IDO**

DESCRIPTION:
THIS MINOR AMENDMENT IS FOR THE CONSTRUCTION OF AN ADDITIONAL DRIVEWAY ENTRANCE INTO THE PROPERTY, RELOCATION OF THE PEDESTRIAN GATE AND SIDEWALK INTO THE PROPERTY, AND MINOR CHANGES TO THE LANDSCAPING TO ACCOMMODATE THE NEW DRIVEWAY.

DRB PROJECT NO. 1011638

ZONING:
AT TURN IN OF DRB APPLICATION SUBMITTAL: SU-2 / IP
CURRENT IDO ZONING: NR-BP
THERE IS NO MASTER DEVELOPMENT PLAN ON FILE.

LEGAL DESCRIPTION:
LOT 22-A, BLOCK NO. 8, ORIGINAL TOWNSITE OF WESTLAND, BEING A REPLAT OF LOT 22, BLOCK 8, WITHIN TOWN OF ATRISCO GRANT, BERNALILLO COUNTY.

THE USE OF THE NEW BUILDINGS SHALL REMAIN THE SAME AS PROPOSED IN THE ORIGINAL DRB APPLICATION:

BUILDING 'A'	
OFFICE BUILDING:	2,160 SF
PORTAL / COVERED PATIO:	1,032 SF
CARPORIT:	805 SF
BUILDING 'B'	
SHOP:	4,000 SF
SHADE STRUCTURE:	3,200 SF
FUTURE CARETAKER RESIDENCE:	
25' X 48' =	1,200 SF

SPECIFIC NOTES FOR THIS MINOR AMENDMENT:

- AN ADDITIONAL DRIVEWAY / CURB CUT WILL BE INSTALLED ON VOLCANO RD. NW. AN AUTOMATIC SLIDING GATE SHALL BE INSTALLED AT THAT ENTRANCE. THE ENTRANCE GATE ON 94TH ST. WILL BE A MANUAL SWING DOUBLE GATE.
- PEDESTRIAN ACCESS AND GATE WILL BE FROM VOLCANO RD. NW.
- ALL FENCING ALONG VOLCANO AND 94TH ST. WILL BE BROUGHT IRON MASONRY WALLS WILL BE INSTALLED ON EACH SIDE OF THE VEHICLE GATES.
- FOUR INTERIOR PARKING SPACES WILL BE LOCATED NORTH OF THE HANDICAP PARKING SPACE.
- THE SHADE STRUCTURE IS A SEPARATE STRUCTURE FROM THE SHOP BUILDING PER THE APPROVED BUILDING PERMIT SET.

NOTE: LANDSCAPING, FENCING 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) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

INDEX OF DRAWINGS:

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LEGEND:

PARKING DATA:

PARKING REQUIREMENT:

- OFFICE PARKING:
 - 1 SPACE PER 200 OCCUPANTS: 2160 SF / 200 = 10.8, THEREFORE 11 SPACES REQUIRED
- SHOP PARKING:
 - 1 SPACE PER 2000 OCCUPANTS: 4000 SF / 2000 = 2, THEREFORE 2 SPACES REQUIRED

TOTAL NUMBER OF PARKING SPACES REQUIRED = 13
(NO BUS REDUCTION INCLUDED)

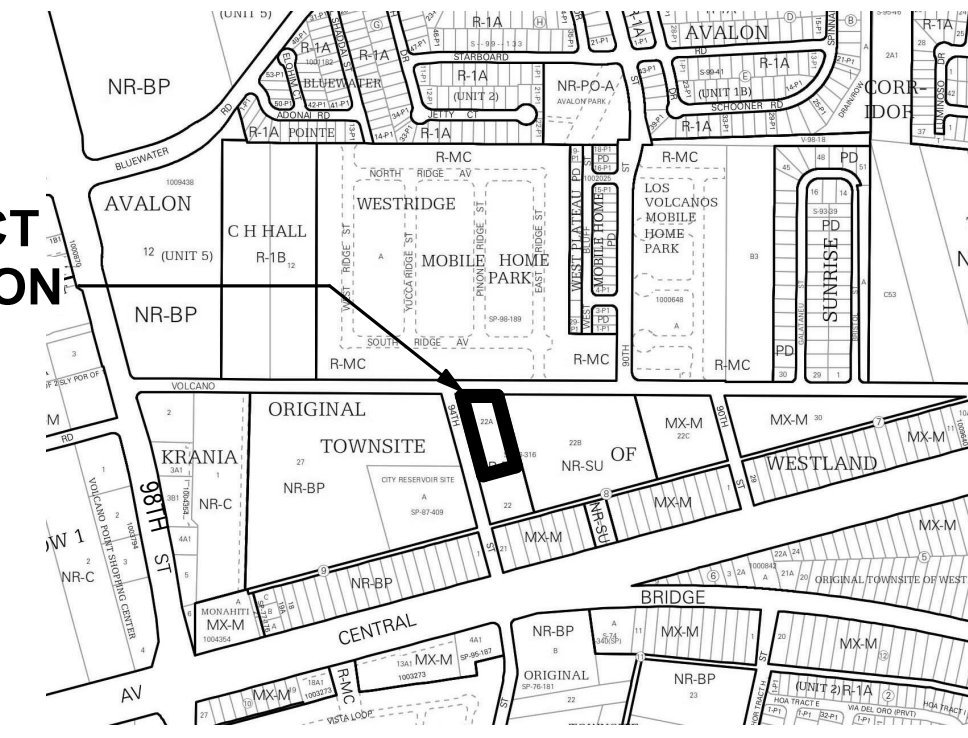
PARKING PROVIDED:

- 13 SPACES PROVIDED (INCLUDES 1 VAN ACCESSIBLE HC SPACE)
- 1 MOTORCYCLE SPACE PROVIDED
- BICYCLE RACK FOR 2 BICYCLES PROVIDED

SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEERING / HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT LOCATION



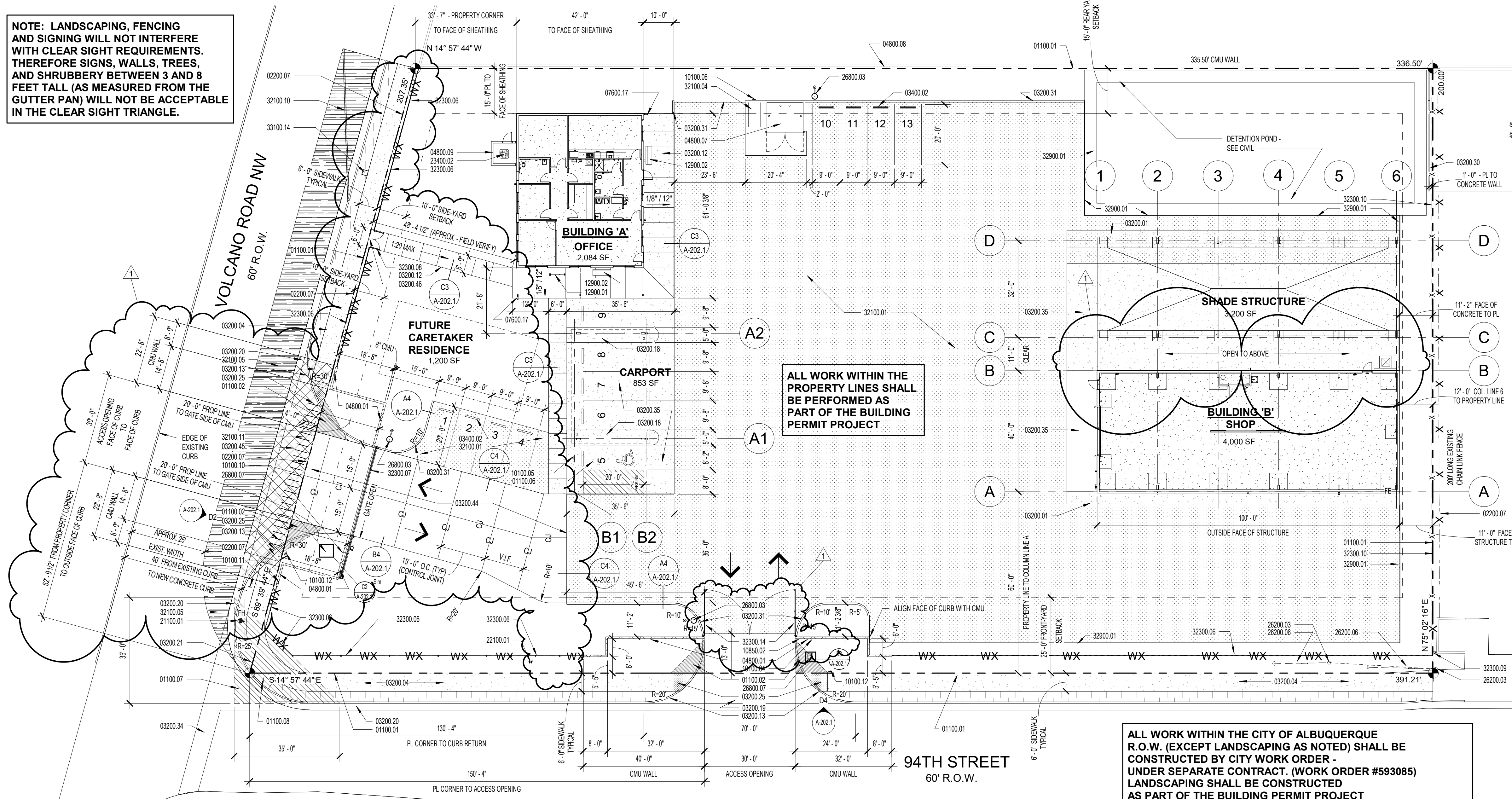
VICINITY MAP / ZONE ATLAS PAGE K-09-Z

GENERAL NOTES:

- ALL SIDEWALKS, RAMPS, CURB CUTS, CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS:
 - SIDEWALK (2430)
 - RAMPS (2440)
 - CURB CUTS (2426)
 - CURB AND GUTTER (2415)
- SEE GEOTECHNICAL ENGINEERING REPORT DATED JUNE 12, 2018 PREPARED BY TERRACON. TERRACON PROJECT NO. 66185086.

KEYED NOTES:

- PROPERTY LINE
- HATCHED AREA INDICATES 11' MINI CLEAR SIGHT TRIANGLE
- VAN ACCESSIBLE HC PARKING: 1% MIN, 2% MAX SLOPE
- INTERSECTION CLEAR SIGHT DISTANCE PER CITY OF ALBUQUERQUE TRAFFIC CODE, SECTION 8-2-2-15.
- EXISTING STOP SIGN, RELOCATE
- REMOVE EXISTING CHAIN LINK FENCE
- 4" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-1X2 W/1W/1F. FLAT SHEETS ONLY. SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT MINIMUM. LIGHT BROOM FINISH.
- NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 4" THICK 3000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER GRADE COMPACTED TO 95%. REINFORCE WITH 6X6-10X11 W/1W/1F. FLAT SHEETS ONLY. SLOPE IN DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 AND CROSS SLOPE SHALL NOT EXCEED 1:48.
- CONCRETE CURB AND CURB RAMP PER COA STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2426. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 4,000 PSI AIR-ENTRAINED CONCRETE ISLAND WITH 3/4" AGGREGATE AND 6X6-10/10 W/1W/1F.
- NEW CONCRETE CURB CUT / ENTRANCE DRIVE. PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO STANDARD DETAIL DWG. 2426. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2415. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- NEW MOUNTABLE CURB WHEELCHAIR RAMP AT NEW SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2416. INSTALL TRUNCATED DOMES ON RAMP. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- ACCESSIBLE SIDEWALK RAMP WITH TRUNCATED DOMES. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- CONCRETE CUT OFF WALL. SEE GRADING AND DRAINAGE PLAN.
- 6" WIDE CONCRETE HEADER CURB, TYPICAL. SEE DETAIL AA18-10.1.
- NEW CONCRETE VALLEY GUTTER - SEE GRADING AND DRAINAGE PLAN. REFER TO CITY STANDARD DETAIL DWG. 2420. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 6" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SLAB WITH #4 REBAR EACH WAY AT 16" O.C., CENTERED IN SLAB.
- 8" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SLAB WITH #4 REBAR EACH WAY AT 12" O.C., CENTERED IN SLAB.
- CROSSHATCH INDICATES NEW CONCRETE CURB AND GUTTER, NEW SIDEWALK, NEW DRIVEWAY.
- EXTEND SIDEWALK TO EXISTING STREET SIDEWALK.
- 6'-0" LONG PRE-CAST CONCRETE WHEEL STOP, TYPICAL
- NEW 6" HIGH CMU WALL. 8"X8"X16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO). GROUT ALL CELLS SOLID.
- CMU REFUSE ENCLOSURE. 8" X 8" X 16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO).
- EXISTING 4'-8" HIGH CMU WALL. RAISE TO 6'-0" HIGH. MATCH STYLE AND COLOR OF EXISTING CMU.
- MECHANICAL EQUIPMENT SCREEN. 8"X8"X16" CMU. DARK GRAY COLOR (PETRO BLACK BY CREGO). 6'-0" HIGH ABOVE FINISH GRADE. SEE FOUNDATION PLAN ON SHEET S-101 AND DETAIL AA15-131.
- 3"X4" X 26 GA. GALVANIZED METAL DOWNSPOUT. SECURE TO WALL / COLUMN WITH GALVANIZED METAL STRAPS AT 6'-0" O.C. MAX.
- SIGNAGE: BUILDING ADDRESS NUMBER. CAST CONCRETE PANEL WITH RECESSED NUMBERS. INSTALL WITH OUTSIDE FACE OF CONCRETE FLUSH WITH CMU WALL.
- VAN ACCESSIBLE DISABLED PARKING SIGN. SEE DETAIL C4 / AS-101.
- MOTORCYCLE PARKING SIGN.
- SIGNAGE: BUSINESS SIGN. CAST CONCRETE PANEL WITH RECESSED LETTERS. INSTALL WITH OUTSIDE FACE OF CONCRETE FLUSH WITH CMU WALL.
- RELOCATE EXISTING SIGN "ROAD NARROWS" TO THIS LOCATION.
- SIGNAGE: "PRIVATE ENTRANCE ONLY".
- PROVIDE AND INSTALL RECESSED KNOX BOX. INSTALL 4" TO 6" ABOVE GRADE.
- BIKE RACK. SEE DETAILS ON SHEET AS-101. BASIS OF DESIGN IS SITESCAPES ECHO BIKE RACK "EC2-05-SM" SURFACE MOUNTED (S) BIKE TUBE RACK, OR EQUAL.
- BENCH
- NEW FIRE HYDRANT AS PART OF THIS PROJECT.
- GAS METER.
- HVAC CONDENSING UNIT. SEE MECHANICAL.
- EXISTING POWER POLE TO REMAIN.
- EXISTING POWER POLE GUY WIRE TO REMAIN.
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
- CONCRETE LIGHT BOLLARD. LIGHTS ON TWO SIDES. SEE DETAILS ON SHEET AS-101.1. SEE ELECTRICAL.
- 8" THICK AGGREGATE BASE COURSE (ABC) COMPACTED TO 95% MIN. DENSITY PER ASTM D-1557 OVER EXISTING GRADE COMPACTED TO 95% MIN. IN LIEU OF ABC, CRUSHED RECYCLED CONCRETE MAY BE USED.
- MOTORCYCLE PARKING SPACE. 4'-0" WIDE X 8'-0" LONG. MINIMUM.
- NEW ASPHALT PAVING PER COA STANDARD SPECIFICATIONS. WORK WITHIN THE CITY RIGHT-OF-WAY TO BE CONSTRUCTED UNDER A SEPARATE CONTRACT, PER COA WORK ORDER.
- EXISTING ASPHALT CURB.
- 4" WIDE ADA PATHWAY ACROSS DRIVE.
- 6" HIGH BLACK WROUGHT IRON METAL FENCE.
- 8'-0" HIGH SLIDING GATE WITH 30'-0" CLEAR OPENING. BASIS FOR DESIGN: HEAVY DUTY CANTILEVER SLIDE GATE WITH TFM-2000 OPERATOR BY TYPICAL CORP. 800.328.2333. GATE WILL OPEN TO THE RIGHT. SUBMIT SHOP DRAWINGS.
- (2) 3'-0" WIDE SWING GATES IN WROUGHT IRON FENCE WITH DROP BOLTS, HEAVY DUTY SELF-SEALED BALL HINGES, SLIDE BOLT LOCK, PADLOCK HASP AND HARDENED STEEL PADLOCK GUARD.
- WROUGHT IRON FENCE EXTENSION FROM NEW WROUGHT IRON FENCE TO EXISTING REFUSE ENCLOSURE.
- NEW 4'-0" HIGH STEEL POST FENCE WITH 14 GA. WIRE STRANDS AT 1'-0" O.C. INSTALL T-POSTS AT 8'-0" O.C. INSTALL FENCE FROM NEW WROUGHT IRON FENCE, ALONG SOUTH PROPERTY LINE, EXTENDING TO EXISTING CMU WALL AT EAST PROPERTY LINE.
- (2) 15'-0" WIDE X 6'-0" HIGH SWING GATES (MATCH WROUGHT IRON FENCE) WITH DROP BOLTS, HEAVY DUTY HINGES, SLIDE BOLT LOCK, PADLOCK HASP AND HARDENED STEEL PADLOCK GUARD. WELD HINGES TO 4X4X1/4 TUBE STEEL POST SET IN CONCRETE FOOTING.
- 4" HIGH METAL EDGING, CONTINUOUS. TOP OF EDGING FLUSH WITH TOP OF ABC.
- NEW WATER METER VALVE BOX.



ALL WORK WITHIN THE PROPERTY LINES SHALL BE PERFORMED AS PART OF THE BUILDING PERMIT PROJECT

ALL WORK WITHIN THE CITY OF ALBUQUERQUE R.O.W. (EXCEPT LANDSCAPING AS NOTED) SHALL BE CONSTRUCTED BY CITY WORK ORDER - UNDER SEPARATE CONTRACT. (WORK ORDER #593085) LANDSCAPING SHALL BE CONSTRUCTED AS PART OF THE BUILDING PERMIT PROJECT

1 Site Plan
1" = 20'-0"

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PROJECT ARCHITECT: LEE GAMESKY, AIA	Project #: Date: 22 APRIL 2021
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MINOR AMENDMENT TO SITE PLAN / ADMINISTRATIVE AMENDMENT
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB PROJECT NO.: 1011638

SITE PLAN

By: WTB	Sheet: Of:
	AS-100.1

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LANDSCAPE REQUIREMENTS PER MINOR AMENDMENT TO SITE PLAN / SITE PLAN AMENDMENT

REQUIRED: MINIMUM OF 15% OF NET LOT AREA

NET LOT AREA COMPUTATION:

GROSS LOT AREA = 1,670 ACRES = 72,771 SF
 MINUS BUILDING AREA = 10,137 SF
 SUBTOTAL = 62,634 SF

MINUS R.O.W. LANDSCAPE AREA = 1,673 SF
 SUBTOTAL = 60,961 SF

NET LOT AREA = 60,961 SF

REQUIRED LANDSCAPE AREA = 15% X 60,961 SF = 9,144 SF

REQUIRED VEGETATIVE COVER: 75% OF TOTAL LANDSCAPED AREA
 75% X 9,144 SF = 6,858 SF

REQUIRED GROUND LEVEL PLANT COVERAGE: 30% OF VEGETATIVE COVERAGE
 30% X 6,858 SF = 2,057 SF

LANDSCAPE AREA PROVIDED =
 R.O.W. LANDSCAPE AREA = 1,673 SF
 GRAY GRAVEL (12" DIA) = 9,470 SF
 ASSORTED FLOWERS = 379 SF
 VEGETATIVE COVER (TREE AND PLANT COVERAGE) = 41,056 SF
TOTAL = 52,578 SF

VEGETATIVE COVERAGE PROVIDED = 41,056 SF

GROUND LEVEL PLANT COVERAGE PROVIDED = 2,162 SF

LANDSCAPE BUFFER REQUIREMENTS

REQUIRED FRONT BUFFER: 10'
 PROVIDED FRONT BUFFER: 10'

REQUIRED SIDE BUFFER (WHERE ABUTS FRONTS A STREET): 8'
 PROVIDED SIDE BUFFER (WHERE ABUTS FRONTS A STREET): 10'

SPECIAL BUFFER LANDSCAPING / SCREENING REQUIREMENT:
 - THE SITE DOES NOT ABUT A RESIDENTIAL ZONE THEREFORE N/A.

LANDSCAPE STANDARDS/REQUIREMENTS

1. OFF STREET PARKING AREA LANDSCAPING REQUIREMENTS:

A. ONE TREE PER 10 PARKING SPACES
 (13) PARKING SPACES PLUS (1) MOTORCYCLE / 10 = 1.4 TREES
 NUMBER OF TREES PROVIDED = 6 TREES

B. ALL PARKING SPACES ARE WITHIN 100' OF A TREE TRUNK

C. REQUIRED: 75% OF PARKING AREA TREES TO BE DECIDUOUS
 PROVIDED: ALL TREES ARE DECIDUOUS CANOPY TYPE TREES.

D. STREET TREES:

REQUIREMENTS: STREET TREES AT 25' O.C. MAX. ALONG STREET FRONTS
 PROVIDED: (13) TREES ALONG 94TH STREET AND (7) TREES ALONG VOLCANO ROAD AT 25' O.C.
 STREET TREES ARE PLANTED WITHIN THE 3'-6" WIDE PLANTING STRIP BETWEEN THE CURB AND SIDEWALK AND 2'-0" BACK FROM THE CURB.

ALL PROVIDED TREES ARE DECIDUOUS CANOPY TYPE TREES.

LANDSCAPE NOTES

- A. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- B. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE PLANTING RESTRICTION APPROACH.
- C. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE NOR DOES IT IMPLY EXEMPTION FROM WASTE WATER PROVISIONS OF THE WATER CONSERVATION LANDSCAPING WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS. (14-16-3-10).
- E. ALL LANDSCAPE MATERIAL SHALL BE WATERED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
- F. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL SIGNS, FENCING, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE LOCATED WITHIN THIS AREA.

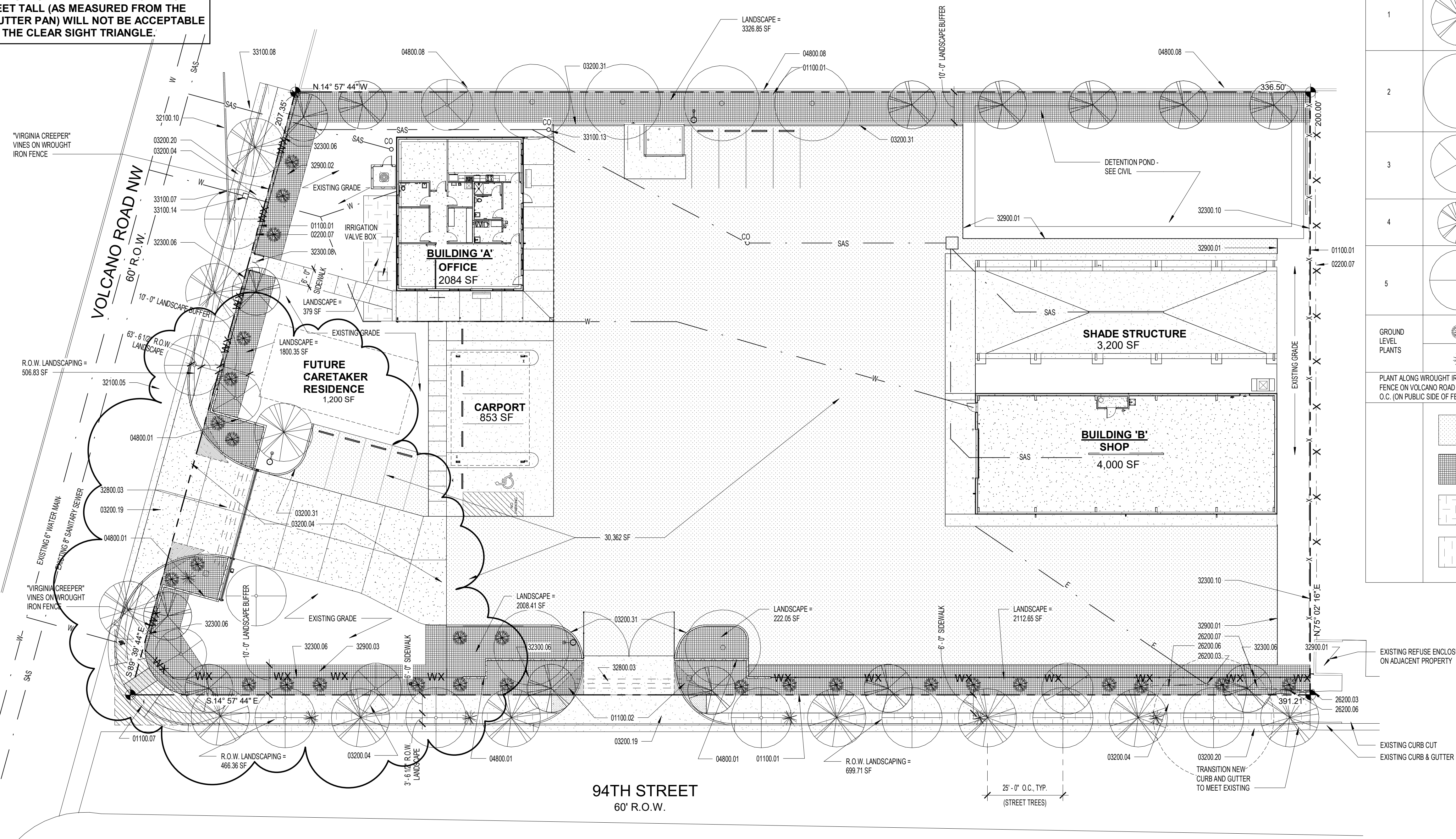
LEGEND

- E — UNDERGROUND ELECTRICAL POWER LINE
- SAS — SANITARY SEWER LINE
- W — WATER LINE
- CO CLEAN OUT

KEYED NOTES:

- 01100.01 PROPERTY LINE
- 01100.02 HATCHED AREA INDICATES 11' MINI CLEAR SIGHT TRIANGLE
- 01100.07 INTERSECTION CLEAR SIGHT DISTANCE PER CITY OF ALBUQUERQUE TRAFFIC CODE, SECTION B-2-1.5
- 02200.07 REMOVE EXISTING CHAIN LINK FENCE
- 03200.04 NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 03200.19 NEW CONCRETE CURB CUT / ENTRANCE DRIVE. PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO STANDARD DETAIL DWG 2426. INSTALL TRUNCATED DOMES AT SIDEWALK CROSSING. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 03200.20 NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG 2415. THIS WORK TO BE CONTRACTED UNDER A SEPARATE CONTRACT PER COA WORK ORDER.
- 03200.31 6" WIDE CONCRETE HEADER CURB, TYPICAL. SEE DETAIL 44/AS-10.1.1
- 03200.44 8" THICK 4,000 PSI AIR-ENTRAINED CONCRETE SLAB WITH #4 REBAR EACH WAY AT 12" O.C., CENTERED IN SLAB.
- 04800.01 NEW 6" HIGH CMU WALL. 8"X8"X16" CMU BLOCK WITH 4" X 8" X 16" CAP BLOCK. DARK GRAY COLOR (PETRO BLACK BY CREGO). GROUT ALL CELLS SOLID.
- 04800.08 EXISTING 4'-0" HIGH CMU WALL. RAISE TO 6'-0" HIGH. MATCH STYLE AND COLOR OF EXISTING CMU.
- 26200.03 EXISTING POWER POLE TO REMAIN.
- 26200.06 EXISTING OVERHEAD POWER LINE
- 32100.05 NEW ASPHALT PAVING PER COA STANDARD SPECIFICATIONS. WORK WITHIN THE CITY RIGHT-OF-WAY TO BE CONSTRUCTED UNDER A SEPARATE CONTRACT, PER COA WORK ORDER.
- 32100.10 EXISTING ASPHALT CURB.
- 32300.06 6" HIGH BLACK WROUGHT IRON METAL FENCE.
- 32300.08 (2) 3'-0" WIDE SWING GATES IN WROUGHT IRON FENCE WITH DROP BOLTS. HEAVY DUTY SELF-SEALED BALL HINGES, SLIDE BOLT LOCK, PADLOCK HASP AND HARDENED STEEL PADLOCK GUARD.
- 32300.10 NEW 4'-0" HIGH STEEL T-POST FENCE WITH 14 GA. WIRE STRANDS AT 1'-0" O.C. INSTALL T-POSTS AT 8'-0" O.C. INSTALL FENCE FROM NEW WROUGHT IRON FENCE, ALONG SOUTH PROPERTY LINE, EXTENDING TO EXISTING CMU WALL AT EAST PROPERTY LINE.
- 32900.03 PROVIDE (3) 2" DIA. SCHEDULE 40 PIPE SLEEVES. EXTEND OUT AT LEAST 5'-0" PAST EDGE OF CONCRETE DRIVE EACH SIDE.
- 32900.01 4" HIGH METAL EDGING, CONTINUOUS. TOP OF EDGING FLUSH WITH TOP OF ABC.
- 32900.02 GRAVEL (2" THICK) OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER.
- 32900.03 1/2" DIA. MAXIMUM SIZE GRAVEL, 3" THICK OVER GEOTEXTILE FILTER FABRIC/WEED BARRIER.
- 33100.07 NEW METERED WATER SERVICE.
- 33100.08 NEW 4" DIA. SEWER SERVICE.
- 33100.13 CLEAN OUT.
- 33100.14 NEW WATER METER VALVE BOX.

NOTE: LANDSCAPING, FENCING 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) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



LANDSCAPE LEGEND / SCHEDULE

TREE SPECIES NUMBER	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	APPROX. MATURE SIZE	QTY	VEGETATIVE COVER
1		RAYWOOD ASH	FRAXINUS OXYCARPA	2" DIA.	35' H X 25' W	11	5,399 SF
2		LONDON PLANE TREE	PLATANUS ACERFOLIA	2" DIA.	70' H X 50' W	6	11,781 SF
3		WESTERN SOAPBERRY	SAPINUS DRUMMOND	2" DIA.	30' H X 30' W	5	3,534 SF
4		DESERT WILLOW	CHILOPSIS LINEARIS	2" (COMBINED TRUNK)	20' H X 25' W	14	6,870 SF
5		CHINQUAPIN OAK	QUERCUS MUEHLBERGII	2" DIA.	40' H X 40' W	9	11,310 SF
GROUND LEVEL PLANTS		FOUNTAIN BUTTERFLY BUSH	Buddleiacae ALTERNIFOLIA	1 GALLON	12" H X 10" W	27	2,120 SF
		AUTUMN SAGE	SALVIA GREGGII	1 GALLON	3" H X 3" W	6	42 SF
PLANT ALONG WROUGHT IRON FENCE ON VOLCANO ROAD @ 5'-0" O.C. (ON PUBLIC SIDE OF FENCE)		VIRGINIA CREEPER	PARTHENOCISSUS INSERTA	1 GALLON		37	
		AGGREGATE BASE COURSE (ABC) 8" THICK OVER COMPACTED GRADE TO 95% MINIMUM				30,362 SF	TOTAL VEGETATIVE COVERAGE: 41,056 SF
		GRAVEL (COLOR: GRAY), 1/2" MAXIMUM SIZE, 3" THICK OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER				9,470 SF	TOTAL GROUND LEVEL PLANT COVERAGE: 2,162 SF
		ASSORTED FLOWERS ANNUALS AND PERENNIALS				379 SF	
		R.O.W. LANDSCAPE: GRAVEL (COLOR: GRAY), 1/2" MAXIMUM SIZE, 3" THICK OVER GEOTEXTILE FILTER FABRIC/ WEED BARRIER				1,673 SF	

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PROJECT ARCHITECT: LEE GAMELSKY, AIA
 PROJECT #:
 Date: 22 APRIL 2021

MINOR AMENDMENT TO SITE PLAN / ADMINISTRATIVE AMENDMENT
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DRB PROJECT NO.: 1011638

LANDSCAPING PLAN

6/23/2021 9:01:30 PM

1 Landscape Plan
 1" = 20'-0"