

### GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE LADERA BUSINESS PARK SPECIFICATIONS. ALL CRITERIA MUST BE MET REGARDING SITE LIGHTING, DUMPSTER DETAILS, AND BUILDING DESIGN REQUIREMENTS.
- THE PROJECT IS WITHIN THE CITY OF ALBUQUERQUE (COA) AND SHALL COMPLY WITH COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 6'-0" WIDE ACCESSIBLE ROUTE IS REQUIRED TO CONNECT ALL BUILDING ENTRANCES.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS AT DRIVEWAY ENTRANCES. 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.
- ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING BASIC MATERIALS.
  - THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
  - GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. PROVIDE SITE SCREEN WALL PER DETAIL ON SHEET AS501.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER COA STANDARDS (DWG #2441). STREET LIGHTS SHALL MEET THE FOLLOWING SPECIFICATION: G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.
  - PROVIDE FULL CUT-OFF IN COMPLIANCE WITH STATE OF NEW MEXICO NIGHT SKY ORDINANCE.
- PLACEMENT OF FIXTURES AND STANDARDS SHALL CONFORM TO STATE AND LOCAL SAFETY AND ILLUMINATION REQUIREMENTS.
- NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- SITE LIGHTING DESIGN TO MAXIMIZE PUBLIC SAFETY WHILE NOT AFFECTING ADJACENT PROPERTIES, BUILDINGS, OR ROADWAYS WITH UNNECESSARY GLARE OR REFLECTION
- SOLID WASTE: NO CONSTRUCTION WASTE, HAZARDOUS MATERIALS, OR DEMOLITION MATERIALS ARE TO BE PLACED IN REFUSE CONTAINERS.

### SHEET KEYNOTES

- 500 PATIO FURNITURE: PATIO TABLES; MYTCOAT 46 INCH ROUND, COATED EXPANDED METAL OR EQUAL
- 501 PATIO FURNITURE: SHADE STRUCTURE; (1) SKYWAYS 20x40 DOUBLE CANTILEVER HYPAR OR EQUAL
- 502 MOTORCYCLE PARKING STALL: SEE SHEET AS502
- 503 STANDARD PARKING STALL: SEE SHEET AS502
- 504 ANGLE PARKING STALL: SEE SHEET AS502
- 505 ACCESSIBLE PARKING STALL: SEE SHEET AS502
- 506 PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION: SEE SHEET AS502
- 507 VAN ACCESSIBLE PARKING STALL AND CROSSING AISLE: SEE SHEET AS502

### PROJECT DATA

PROJECT ADDRESS: 7801 LA MORADA ALBUQUERQUE, NEW MEXICO 87120 LADERA BUSINESS PARK UNIT 1 TRACT 24

ZONE ATLAS PAGE: H-99-Z  
DDO ZONE DISTRICT: NR-C

PROPOSED USE: MIXED USE; OFFICE & LIGHT INDUSTRIAL.

GROSS ACRES: 2.7 ACRES  
BUILDING AREA: 26,725 SF  
BUILDING 100; 2-STORY OFFICE = 9,650 SF  
BUILDING 300; LIGHT INDUSTRIAL (WAREHOUSE W/ OFFICE) = 12,125 SF  
BUILDING 400; OFFICE/CONSTRUCTION CONTRACTOR = 4,950 SF

BUILDING HEIGHT: 30 FEET MAXIMUM.

PARKING REQUIREMENTS: OFFICE AREA = 16,530 SF  
3.5 SPACES PER 1,000 SF = 58 PARKING SPACES  
LIGHT INDUSTRIAL = 10,195  
1 SPACE PER 1,000 SF = 10 PARKING SPACES  
**72 TOTAL SPACES REQUIRED**  
**72 PARKING SPACES PROVIDED**

ACCESSIBLE PARKING = 4 SPACES REQUIRED

MOTORCYCLE PARKING (TABLE 5-5-4) = 3 SPACES REQUIRED; 6 SPACES REQUIRED.

BICYCLE SPACES (TABLE 5-5-5) = 3 SPACES OR 10% OF PARKING = 7 BICYCLE PARKING SPACES REQUIRED LOCATED WITHIN 50 FEET OF BUILDING ENTRY.

VEHICLE STACKING: (TABLE 5-5-8) GENERAL: BANK OR AUTOMATED TELLER MACHINE OR RETAIL = 4 STACKING SPACES REQUIRED

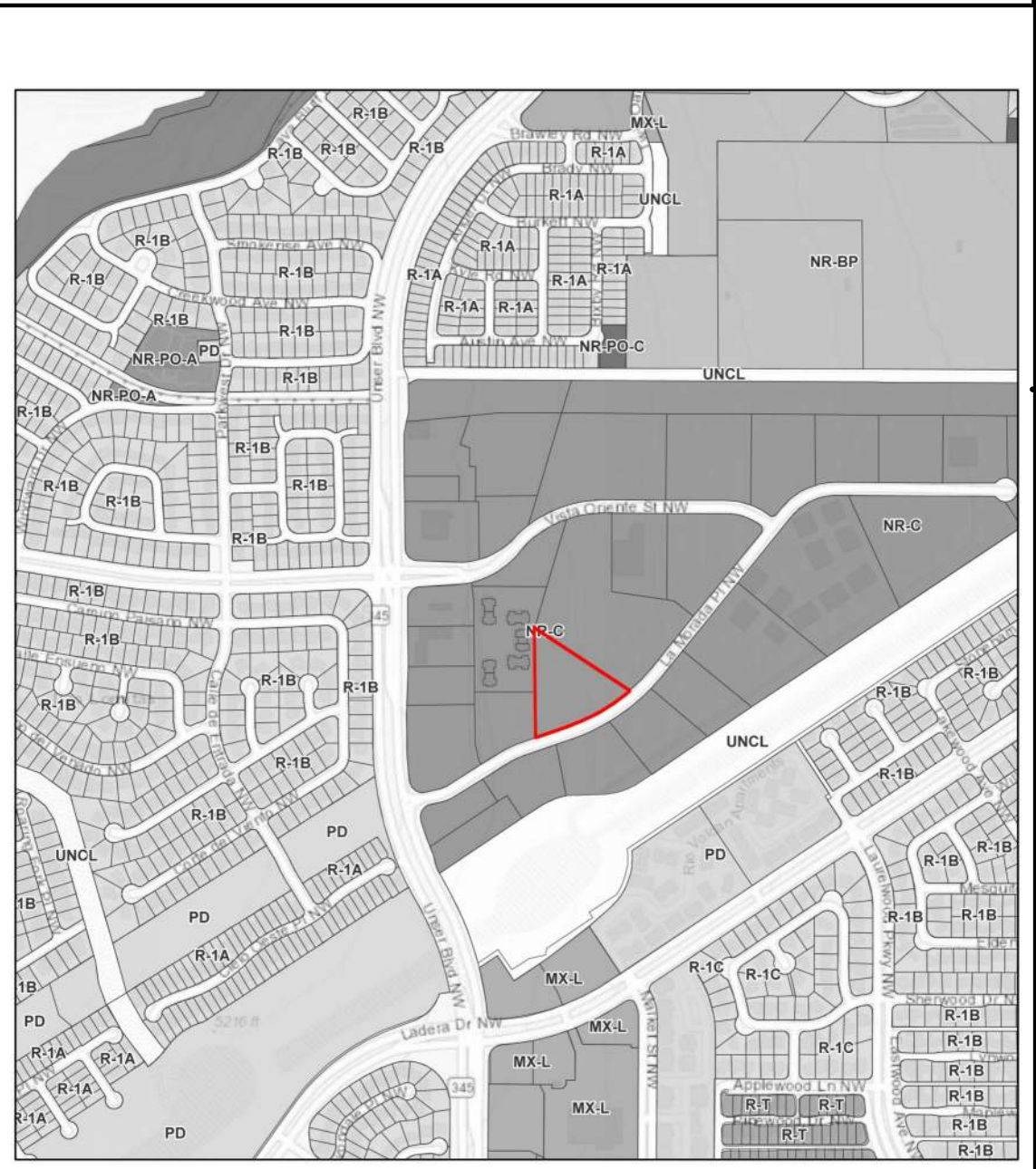
### EASEMENT DESCRIPTIONS

- A EXISTING 100' PNM EASEMENT (04/12/56, BOOK MISC D 348, PGS 43-47)
- B EXISTING 60' PNM EASEMENT (01/13/2020, DOC #202003277)
- C EXISTING 60' PNM EASEMENT (01/13/2020, DOC #202003277)
- D EXISTING 25' PRIVATE DRAINAGE EASEMENT (01/22/2004, 2004C-24) GRANTED TO OWNERS OF TRACTS 21, 22, & 23 AND TO BE JOINTLY MAINTAINED BY SAID OWNERS.
- E EXISTING 50' PNM EASEMENT (01/22/2004, 2004C-24)

### LEGEND (REFER TO LANDSCAPE PLAN FOR MATERIALS)

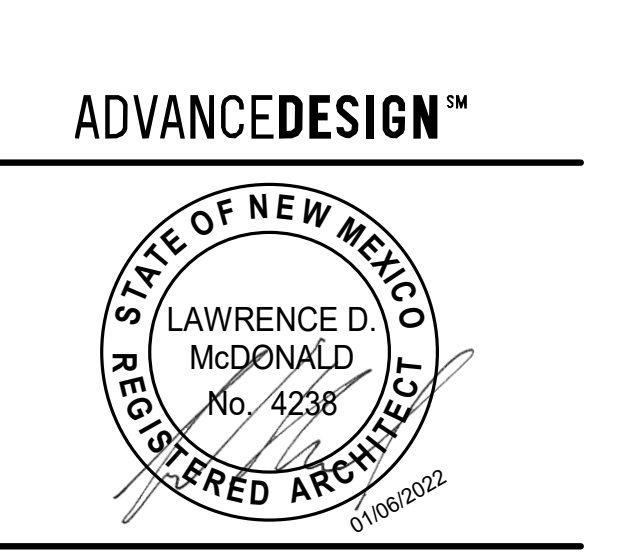
- GRAVEL
- PAVING: ASPHALT
- INTERNAL WALKWAYS, CONCRETE
- PEDESTRIAN WALKWAY, CONCRETE PAVERS
- CURB AND GUTTER, REFER TO DETAIL C4 SHEET AS501
- CLEAR SITE TRIANGLE, REFER TO GENERAL NOTE 4.

### VICINITY MAP



LEGAL DESCRIPTION  
TR 24 PLAT FOR LADERA BUSINESS PARK  
UNIT 1 CONT 2.7185 AC

HUITT-ZOLLARS  
6501 Americas Parkway  
Suite 830  
Albuquerque, New Mexico 87110  
(505) 883-8114  
www.huitt-zollars.com



NOT FOR CONSTRUCTION

LADERA BUSINESS PARK UNIT 1 - CACTUS PATCH PLAZA  
7801 LA MORADA PLACE NW  
ALBUQUERQUE, NM  
PACIFIC CACTUS LLC

PROJECT NO.:	R311450.01	
DRAWN BY:	STAFF	
REVIEWED BY:	STAFF	
APPROVED BY:	STAFF	
ISSUE DRAWING LOG:		
MARK	DATE	DESCRIPTION

### SITE PLAN

**AS101**  
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PROJECT NUMBER: PR-2021-005473  
Application Number: SI-2021-00709

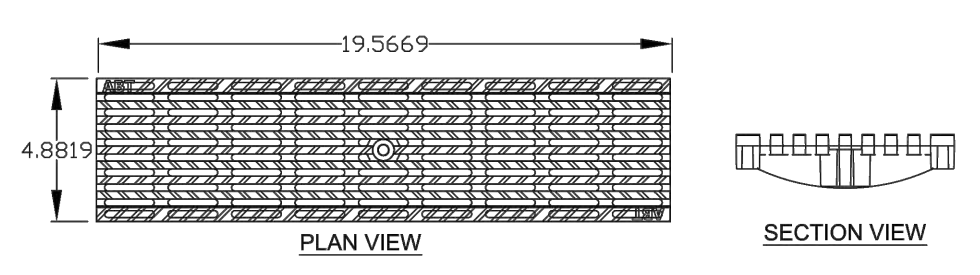
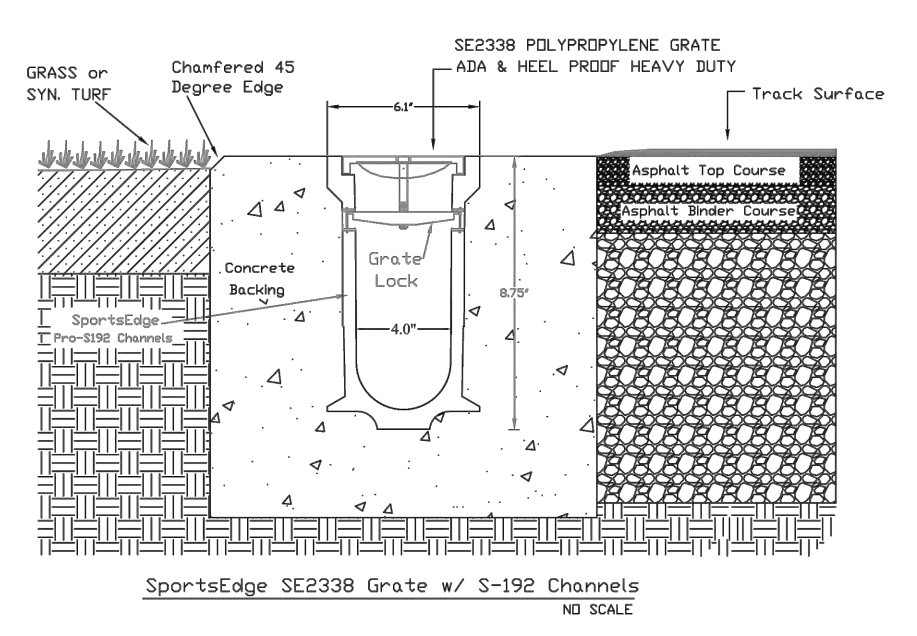
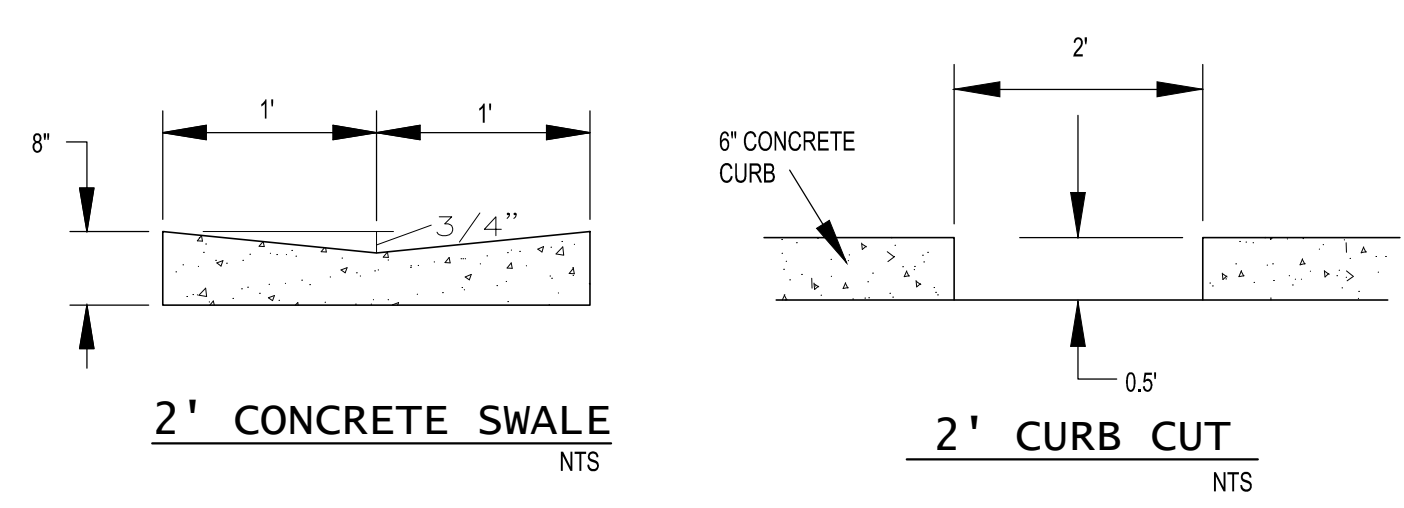
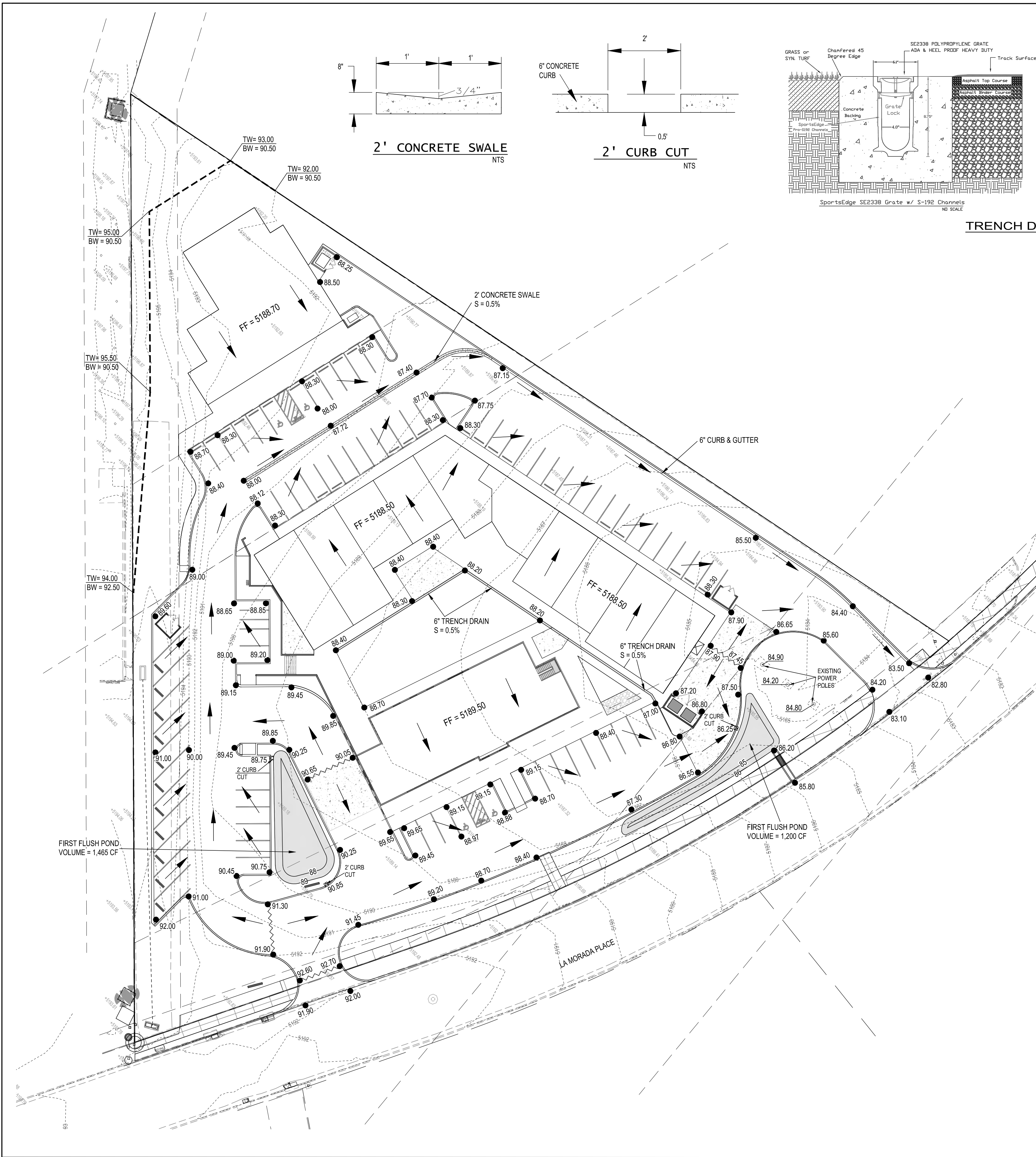
Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

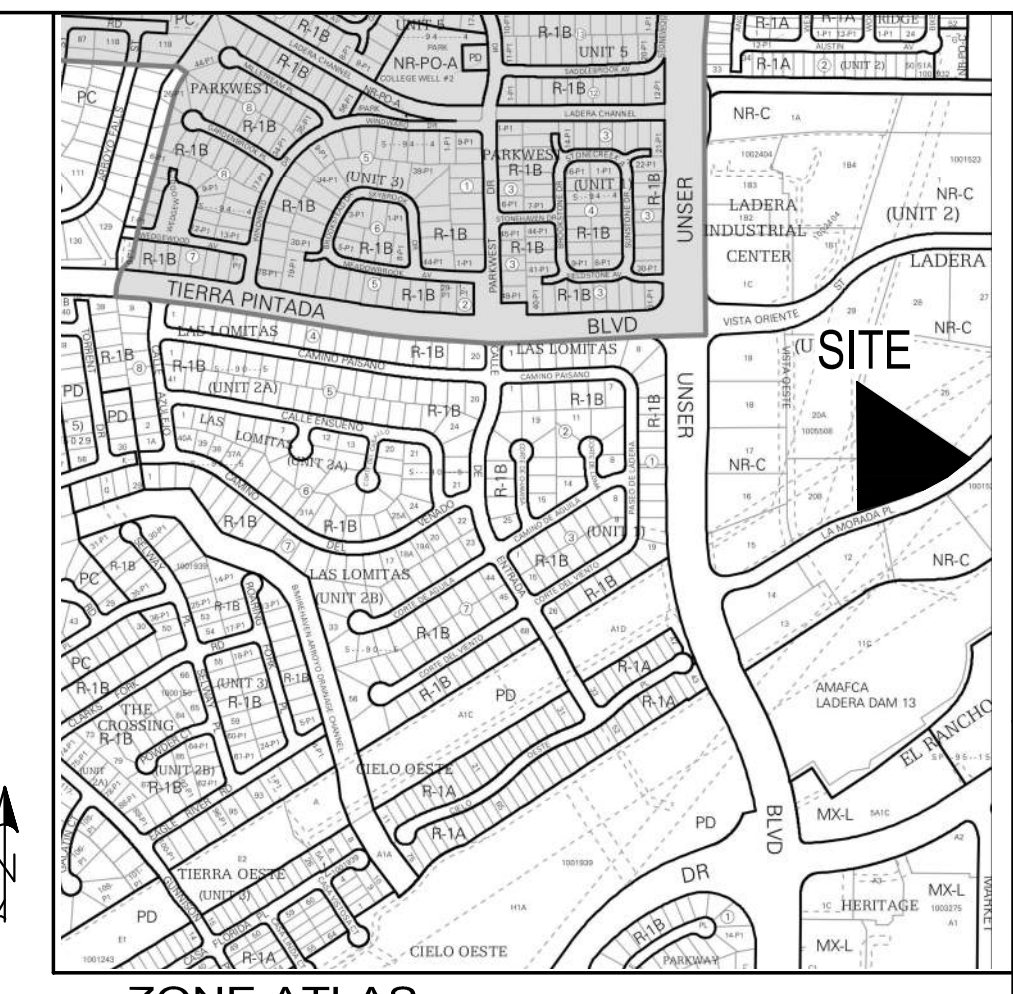
<i>Jeanne Wolfenbarger</i>	Jan 10, 2022
Traffic Engineering, Transportation Division	Date
<i>Blaine Carter</i>	Jan 25, 2022
ABCUWA	Date
<i>Paul Spangler</i>	Jan 10, 2022
Parks and Recreation Department	Date
<i>Ernest Arriaga</i>	Jan 10, 2022
City Engineer/Hydrology	Date
<i>Robert Webb</i>	Jan 10, 2022
Code Enforcement	Date
Environmental Health Department (conditional)	Date
<i>Herman Gallegos</i>	12-08-21
Solid Waste Management	Date
<i>W. Webb</i>	Jan 25, 2022
DRB Chairperson, Planning Department	Date

\*\*Approved for 3 l/b and 1 recycle l/b Herman Gallegos 12-08-21\*\*





TRENCH DRAIN DETAIL



ZONE ATLAS :

**DRAINAGE PLAN:**

LEGAL DESCRIPTION: TRACT 24, LADERA BUSINESS PARK UNIT 1

SITE AREA: 2.72 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 14, 2016 (PANEL NO. 35001C0326J) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**EXISTING DRAINAGE CONDITIONS:**

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 1 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.17 INCHES. UNDER EXISTING CONDITIONS, THE PROPERTY IS PARTIALLY DEVELOPED WITH SOME PAVING AND BASE COURSE.

THE PROPERTY IS LOCATED ON LA MORADA EAST OF UNSER BLVD. THE TRACT IS CURRENTLY VACANT. THE SITE GENERALLY DRAINS FROM NORTHWEST TO SOUTHEAST TO LA MORADA PLACE. THERE IS A STORM DRAIN AND TORM INLETS IN LA MORADA DRIVE. THIS PROPERTY IS LOCATED IN ZONE 2. THE PEAK RUNOFF UNDER EXISTING CONDITIONS IS 4.19 CFS DURING A 100-YEAR, 6-HOUR STORM.

**DEVELOPED DRAINAGE CONDITIONS:**

THIS PROPERTY WILL BE DEVELOPED INTO AN OFFICE AND LIGHT INDUSTRIAL PARK. THIS TRACT IS PART OF THE LADERA BUSINESS PARK MASTER DRAINAGE PLAN. RUNOFF FROM THIS TRACT DRAINS TO LA MORADA PLACE. THE RUNOFF THAT REACHES LA MORADA IS COLLECTED IN A STORM DRAIN SYSTEM AND EVENTUALLY DISCHARGES TO THE MIREHAVEN CHANNEL. ACCORDING TO THE LADERA BUSINESS PARK MASTER DRAINAGE PLAN, THE TRACT IS ALLOWED A PEAK DISCHARGE OF 12 CFS. THE PEAK DISCHARGE FROM THE SITE UNDER DEVELOPED CONDITIONS DURING A 100-YEAR, 6-HOUR STORM IS 9.97 CFS, WHICH IS LESS THAN THE 12 CFS ALLOWED. RUNOFF FROM THE SITE WILL ENTER LA MORADA THROUGH THE EASTERN DRIVEWAY AND THROUGH A SIDEWALK CULVERT. TWO FIRST FLUSH PONDS ARE LOCATED ON SITE WITH A TOTAL VOLUME OF 2,665 CUBIC-FOOT. ONE OF THE FIRST FLUSH PONDS WILL DISCHARGE TO LA MORADA THROUGH A 24-INCH SIDEWALK CULVERT.

FIRST FLUSH VOLUME =  $(0.42IN/12IN/FT) \times ((2.72 \times .717)) \times 43,560SF/AC) = 2,973 CF$  REQUIRED.

**100-YEAR HYDROLOGIC CALCULATIONS**

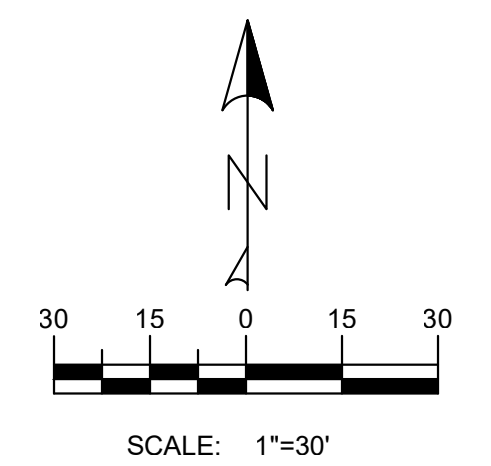
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				Q (cfs)
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (acre-ft)	V (24-hr) (acre-ft)	V (24-hr) (cu-ft)	Q (cfs)	
<b>EXISTING CONDITIONS</b>											
SITE	2.7200	100.00	0.00	0.00	0.00	0.55	0.12	5,430	0.12	5,430	4.19
TOTAL RUNOFF	2.7200						0.12	5,430	0.12	5,430	4.19
<b>FULL DEVELOPMENT CONDITIONS</b>											
SITE	2.7200	0.00	14.10	14.20	71.70	1.84	0.42	18,206	0.47	20,471	9.97
TOTAL RUNOFF	2.7200						0.42	18,206	0.47	20,471	9.97
EXCESS PRECIP.		0.55	0.73	0.95	2.24	E <sub>i</sub> (in)					
PEAK DISCHARGE		1.54	2.16	2.87	4.12	Q <sub>h</sub> (cfs)					

WEIGHTED E (in) = (E<sub>a</sub>)(%A) + (E<sub>b</sub>)(%B) + (E<sub>c</sub>)(%C) + (E<sub>d</sub>)(%D)  
V<sub>6-hr</sub> (acre-ft) = (WEIGHTED E)(AREA)/12  
V<sub>24-hr</sub> (acre-ft) = V<sub>6-hr</sub> + (A<sub>c</sub>)(P<sub>100DAY</sub> - P<sub>6-hr</sub>)/12  
Q (cfs) = (Q<sub>h</sub>)(A<sub>s</sub>) + (Q<sub>h</sub>)(A<sub>e</sub>) + (Q<sub>h</sub>)(A<sub>c</sub>) + (Q<sub>h</sub>)(A<sub>o</sub>)

ZONE = 1  
P<sub>6-hr</sub> (in.) = 2.17  
P<sub>24-hr</sub> (in.) = 2.49  
P<sub>100DAY</sub> (in.) = 3.90

**LEGEND**

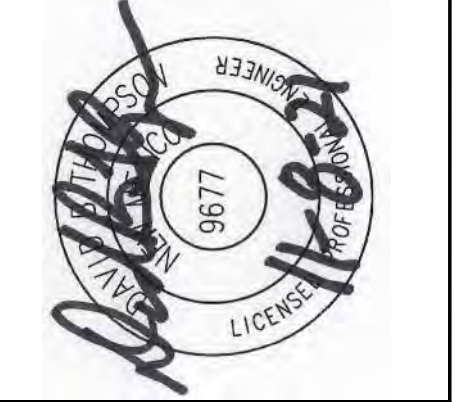
-+183.30	EXISTING SPOT ELEVATION	□	PROPOSED 2' WIDE CURB CUT
-+185	EXISTING MAJOR CONTOUR	▬	PROPOSED 2' WIDE SIDE WALK CULVERT PER COA STD DWG 2236
-+184	EXISTING MINOR CONTOUR	~	PROPOSED WATER BLOCK
-+182	EXISTING CURB AND GUTTER	- - -	PROPOSED RETAINING WALL
● 86.65	PROPOSED SPOT ELEVATION	■	PROPOSED PONDING
→	PROPOSED FLOW DIRECTION		



**Thompson Engineering Consultants, Inc.**  
P.O. BOX 45760  
ALBUQUERQUE, NM 87193  
PHONE: (505) 271-9199  
FAX: (505) 630-9246  
tcc@thompsoneng.com

NO.	REVISION	BY	DATE

PROJECT: \_\_\_\_\_  
DRAWN BY: DEM  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
HORIZ. SCALE: \_\_\_\_\_  
VERT. SCALE: \_\_\_\_\_

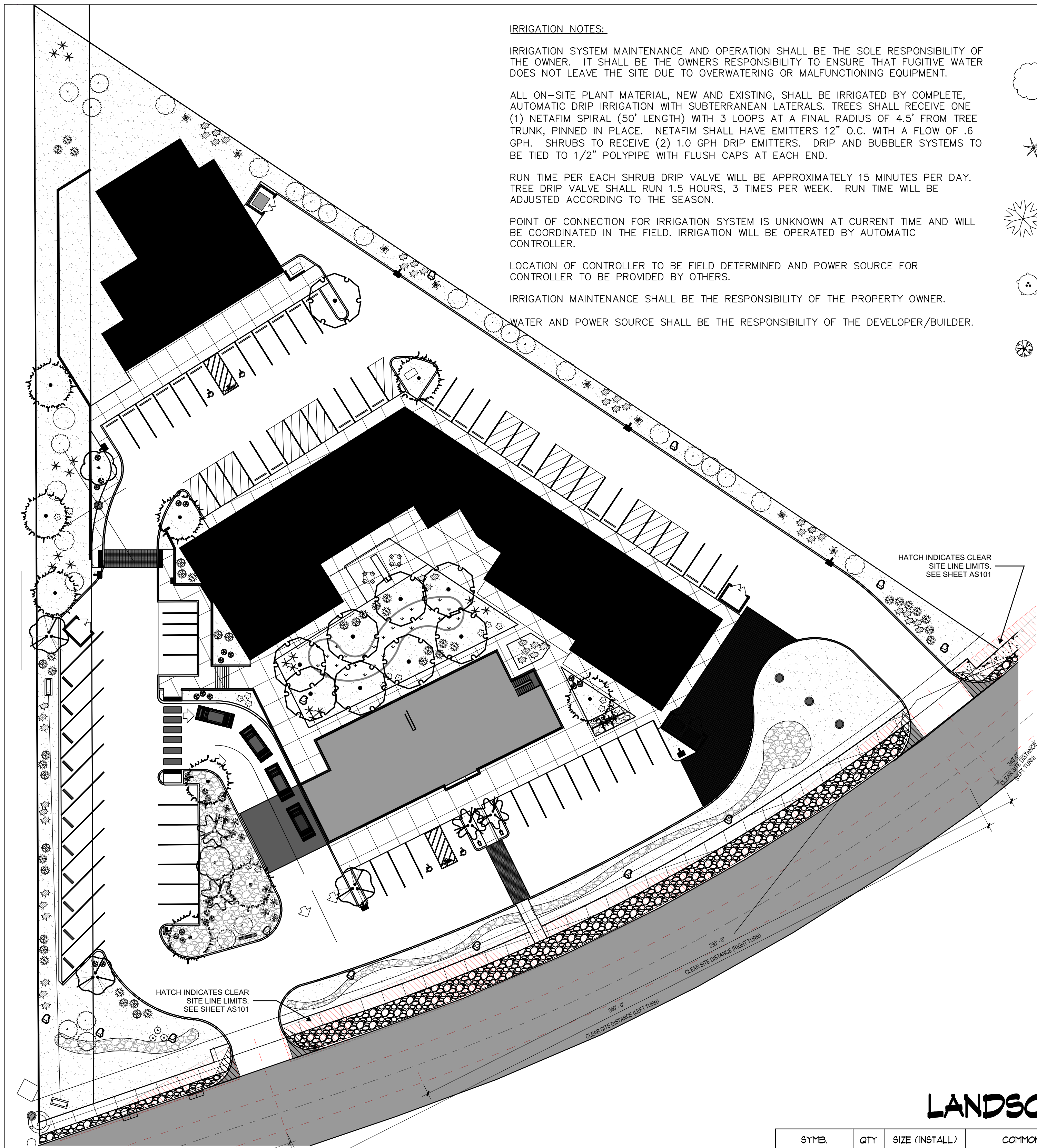


CACTUS PATCH PLAZA  
7801 LA MORADA PL. NW  
GRADING AND DRAINAGE PLAN

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

SHEET No. **C-1**

FOR CITY/COUNTY USE ONLY



**IRRIGATION NOTES:**

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (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.

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.

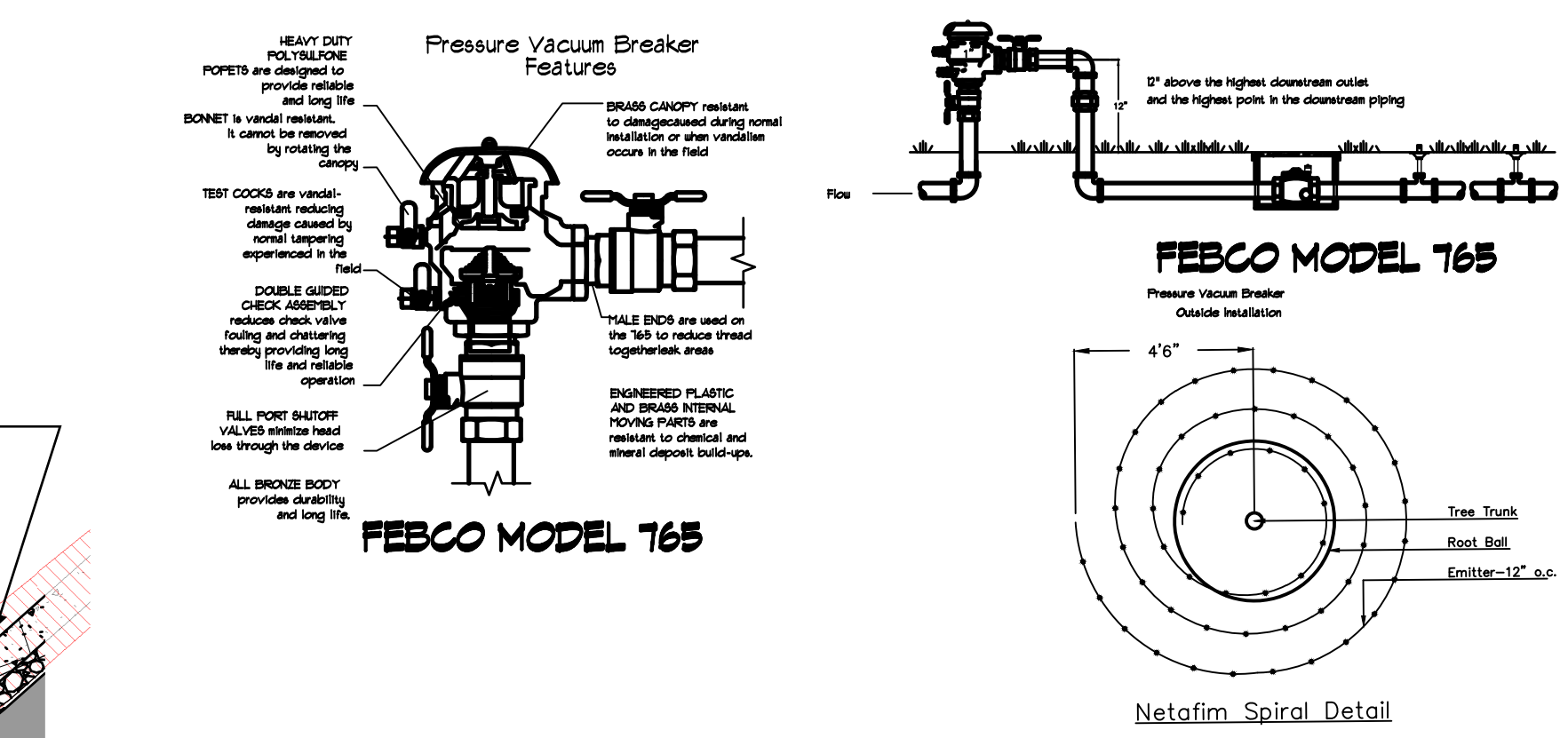
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

**Shrubs & Groundcovers**

SYM	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
19	5 Gal	15 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	171
10	5 Gal	15' x 15'	Curly-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	2250
8	5 Gal	5' x 5'	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RW	25	200
15	5 Gal	3' x 3'	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	135
19	5 Gal	10' x 10'	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1900
43	5 Gal	30" x 2'	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	9	381
10	5 Gal	4' x 4'	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	160
3	5 Gal	6' x 6'	Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	108
46	5 Gal	4' x 4'	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	136
25	5 Gal	2' x 3'	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	225
190						Total Shrub Coverage:	6272



**GENERAL NOTES**

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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 CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

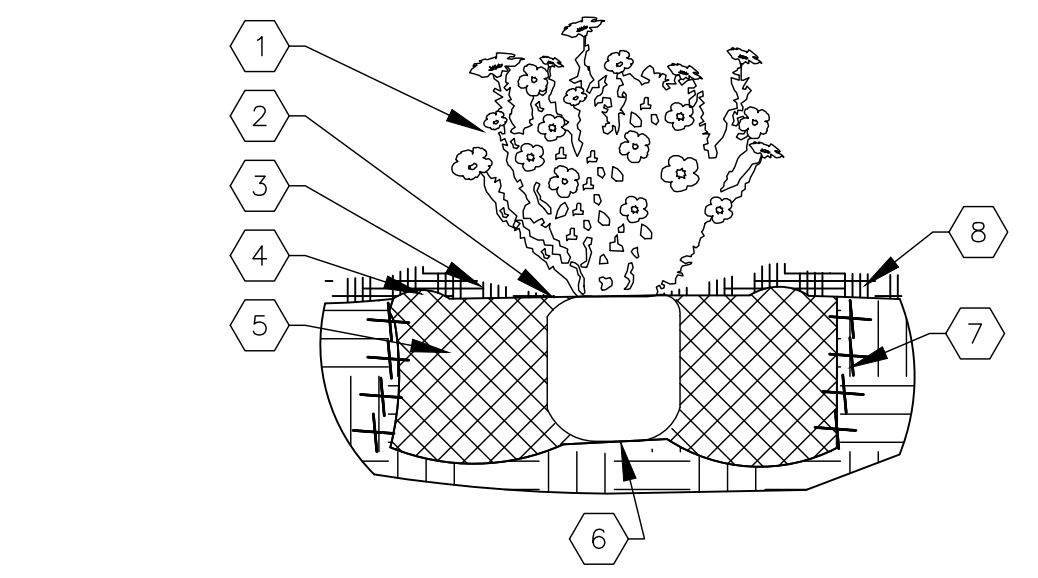
**LANDSCAPE LEGEND**

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
<b>Trees</b>							
	3	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	1875
	2	2+ Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	450
	9	6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	5625
	3	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	300	8100
	4	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1600
	21					Total Tree Coverage:	11650

**Other Materials**

SYMB.	QTY	TYPE
17	EA	Boulders (2-3cf) To be placed at contractor's discretion
29206	SF	Landscape Gravel A with Filter Fabric 3/4" Brown Gravel
3964	SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
536	SF	Concrete Extended Patio
967	SF	Synthetic Turf on Concrete Putting Green
160	LF	Landscape Curb
2	EA	Site Furnishings 4' Round Benches

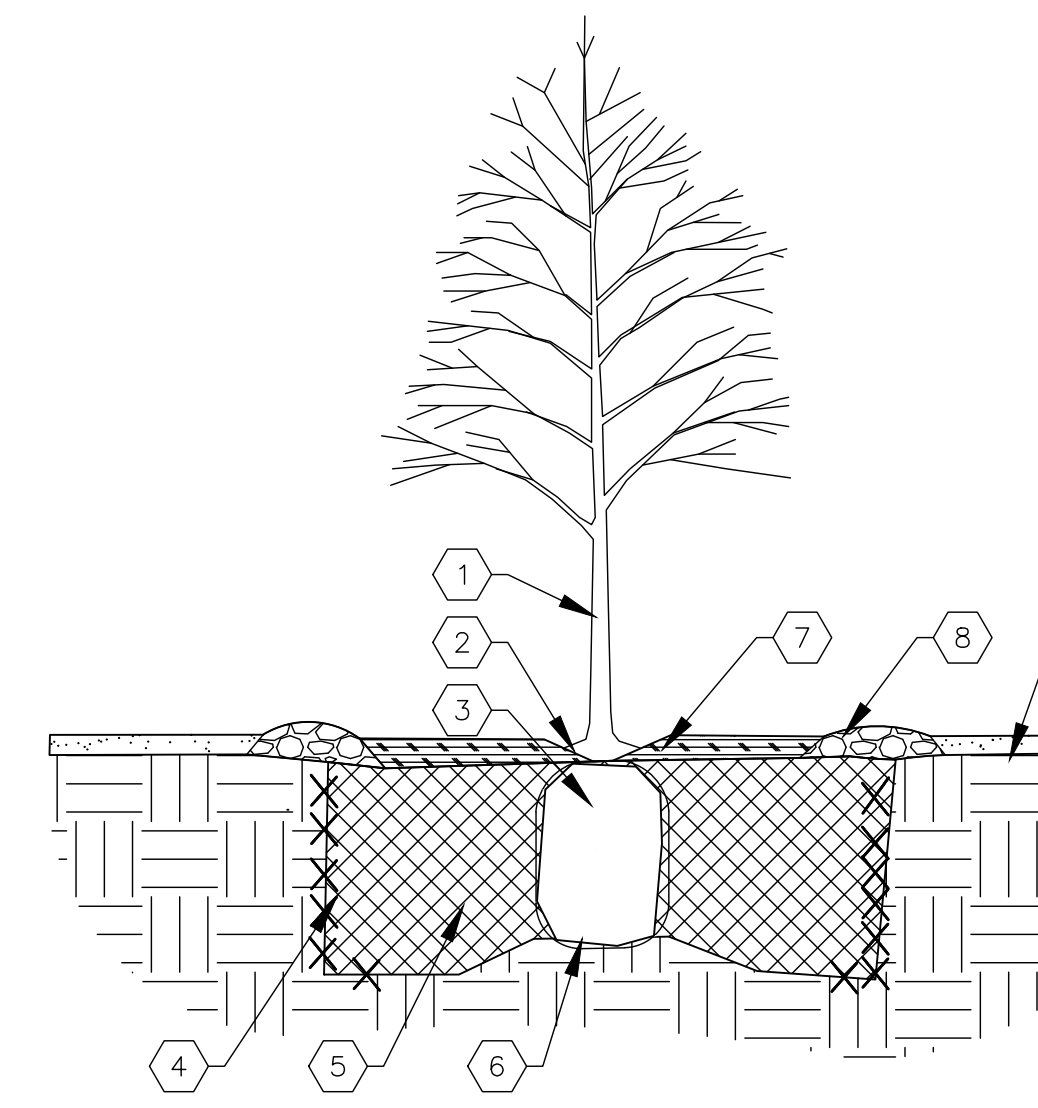
CLEAR SITE TRIANGLE; REFER TO GENERAL NOTE 4/AS-101



**SHRUB PLANTING KEYED NOTES**

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIFLINE.
- 2" HIGH X 8" WIDE BERM.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

**01 SHRUB PLANTING**  
NTS  
SHRUB PLANTING DETAIL



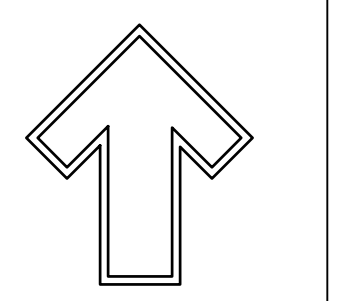
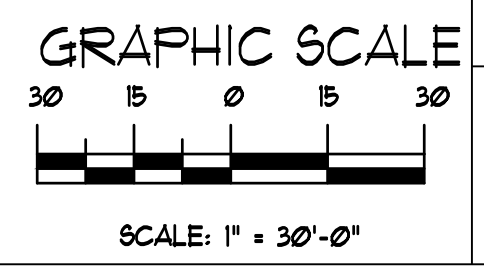
**TREE PLANTING KEYED NOTES**

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE FLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.

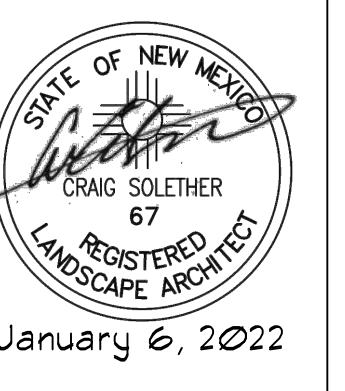
**02 TREE PLANTING**  
NTS  
TREE PLANTING DETAIL

**LANDSCAPE CALCULATIONS**

ZONING	APPLICABLE REGULATION(S)	FD: PLANNED DEVELOPMENT	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	2.10	GROUNDCOVER (% - REQ)	25.00
TOTAL LOT AREA (SF)	171612	GROUNDCOVER (SF - REQ)	3408
BUILDING AREA (SF)	26725	GROUNDCOVER (SF - PROV.)	6272
NET LOT AREA (SF)	90887	PARKING LOT AREA (SF)	10195
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	1020
REQUIRED LANDSCAPE (SF)	13633	PROV. PARKING LANDSCAPE (SF)	5268
LANDSCAPE PROVIDED (SF)	33170	REQ. PARKING TREES (1/10 SPOTS)	8
VEGETATIVE COVER (% - REQ)	75.0	PROV. PARKING TREES	14
VEGETATIVE COVER (SF - REQ)	10225	PROVIDED DECIDUOUS TREES	10
VEGETATIVE COVER (SF - PROV.)	11650	COOL SEASON GRASS (SF)	0
		COOL SEASON GRASS (% OF LANDSCAPE)	0.0
REQ. TREES - 1ST AND 2ND STORY UNITS	21	REQ. STREET TREES	20.0
PROVIDED UNIT TREES	21	PROVIDED UNIT TREES	0.0
		PROVIDED DECIDUOUS TREES	0.0



The Hilltop  
1809 Edith NE  
Albuquerque, NM 87113  
CRAIG SOLENER ARCHITECTS  
PH: (505) 899-3690  
FX: (505) 899-7131  
tesehilltoplandscaping.com



January 6, 2022

Cactus Patch Plaza  
1801 La Morada Pl NW  
Albuquerque, NM  
Landscape Design Development

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DRAWN BY: JJI  
REVISION:  
DATE: 01/06/2022  
SHEET: 1-101













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**LADERA  
 BUSINESS  
 PARK UNIT 1 -  
 CACTUS  
 PATCH PLAZA**

7801 LA MORADA PLACE NW  
 ALBUQUERQUE, NM

PACIFIC CACTUS LLC

PROJECT NO.: R311450.01

DRAWN BY: STAFF

REVIEWED BY: STAFF

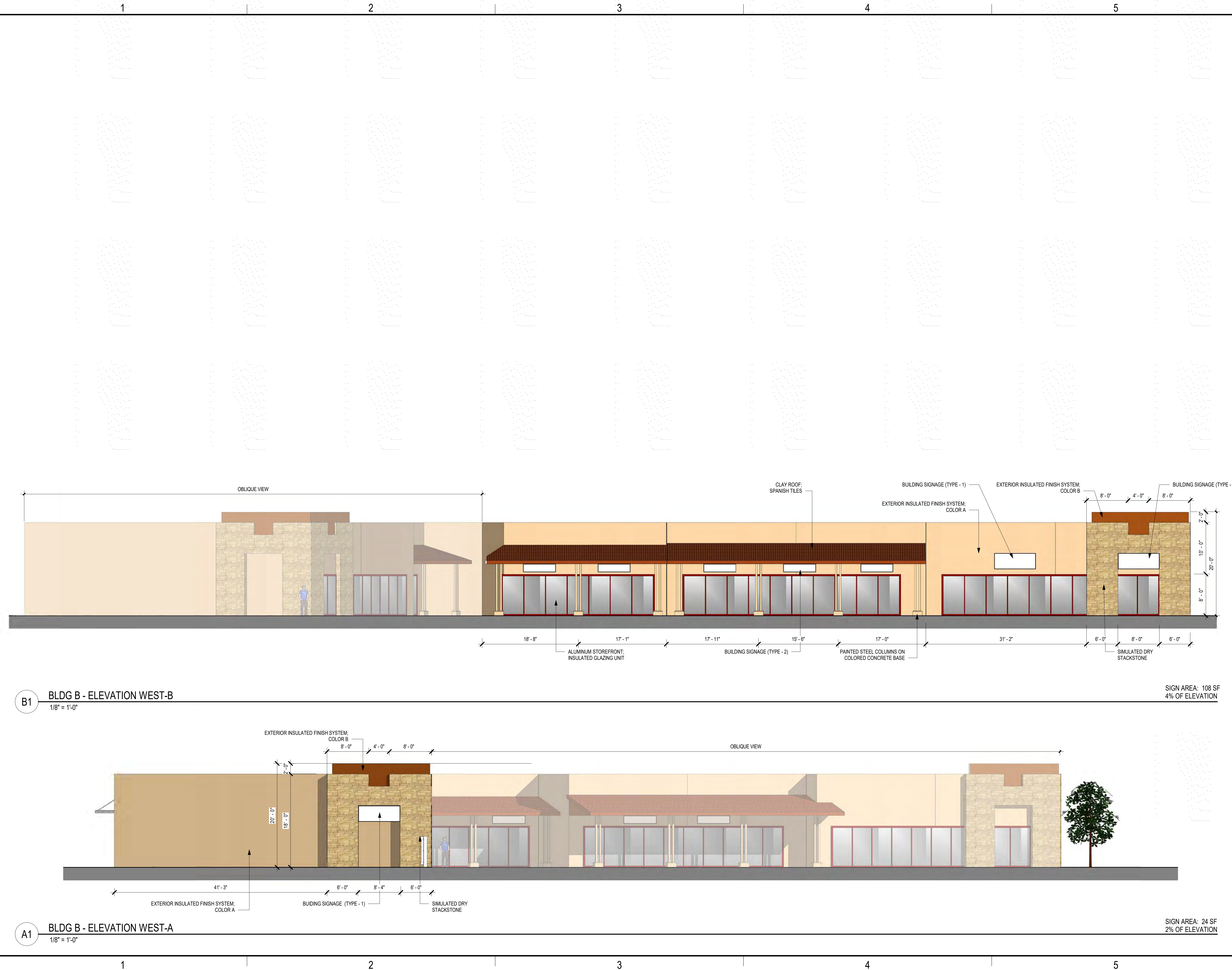
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HUITT-ZOLLARS  
 6501 Americas Parkway  
 Suite 830  
 Albuquerque, New Mexico 87110  
 (505) 883-8114  
 www.huitt-zollars.com

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**LADERA  
 BUSINESS  
 PARK UNIT 1 -  
 CACTUS  
 PATCH PLAZA**

7801 LA MORADA PLACE NW  
 ALBUQUERQUE, NM

PACIFIC CACTUS LLC

PROJECT NO.: R311450.01

DRAWN BY: STAFF

REVIEWED BY: STAFF

APPROVED BY: STAFF

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION

**BLDG C -  
 EXTERIOR  
 ELEVATIONS**

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# PR-2021-005473\_SI-2021-00709\_Site\_Plan\_Aproved\_11-17-21


Final Audit Report


2022-01-25


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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_QiP-3bIMOJcM8XYHXTT38cY3v5pcCZI


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