

01 APPLICATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Kenneth Falcon		Phone: (760)989-1542
Address: 5808 W Sunset Blvd		Email: kfalcon@netflix.com
City: Los Angeles	State: California	Zip: 90028
Professional/Agent (if any): Jitka Dekojova, Dekker / Perich / Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St NE Suite 100		Email: JitkaD@dpsdesign.org
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Alternative Landscaping for the following reasons: 1) to accompany a fully functional site design that includes large areas of unobstructed paving associated with the mill and production support buildings – a requirement for studio operations; and 2) to mitigate the absence of trees in paved areas around the mill and production support buildings with extensive placement of trees along private streets and in private open space.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: See attached sheet	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park & Park II	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: University BLVD	Between: Eastman Crossing	and: Mesa del Sol
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 09.3.2021
Printed Name: Jitka Dekojova	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

SITE INFORMATION

Site Plan East Lot or Tract No.:

Tract 1 Mesa del Sol Innovation Park II containing 117.5279 Acres

Tract 2 Mesa del Sol Innovation Park II containing 27.6718 Acres

Tract 3 Mesa del Sol Innovation Park II containing 12.7855 Acres

Tract 4 Mesa del Sol Innovation Park II containing 4.7992 Acres

Total acreage of 162.784 is for legal descriptions, 117.53 acres of which is used in the Site Plan East expansion entitlement.

02 LETTER OF AUTHORIZATION



August 12, 2021

RE: Mesa del Sol, Tracts 22-A, 22-B, 22-C, P, OS-7, O, Q-1, Q-2, 17, 26, A-1-A-1

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. and Dekker Perich Sabatini staff to act as our agent in all matters associated with Environmental Planning Commission (EPC) and Development Review Board submittals associated with the above mentioned tracts. This includes, but is not limited to, vacation requests, plats, and site plan submittals for building permit approval.

Sincerely,

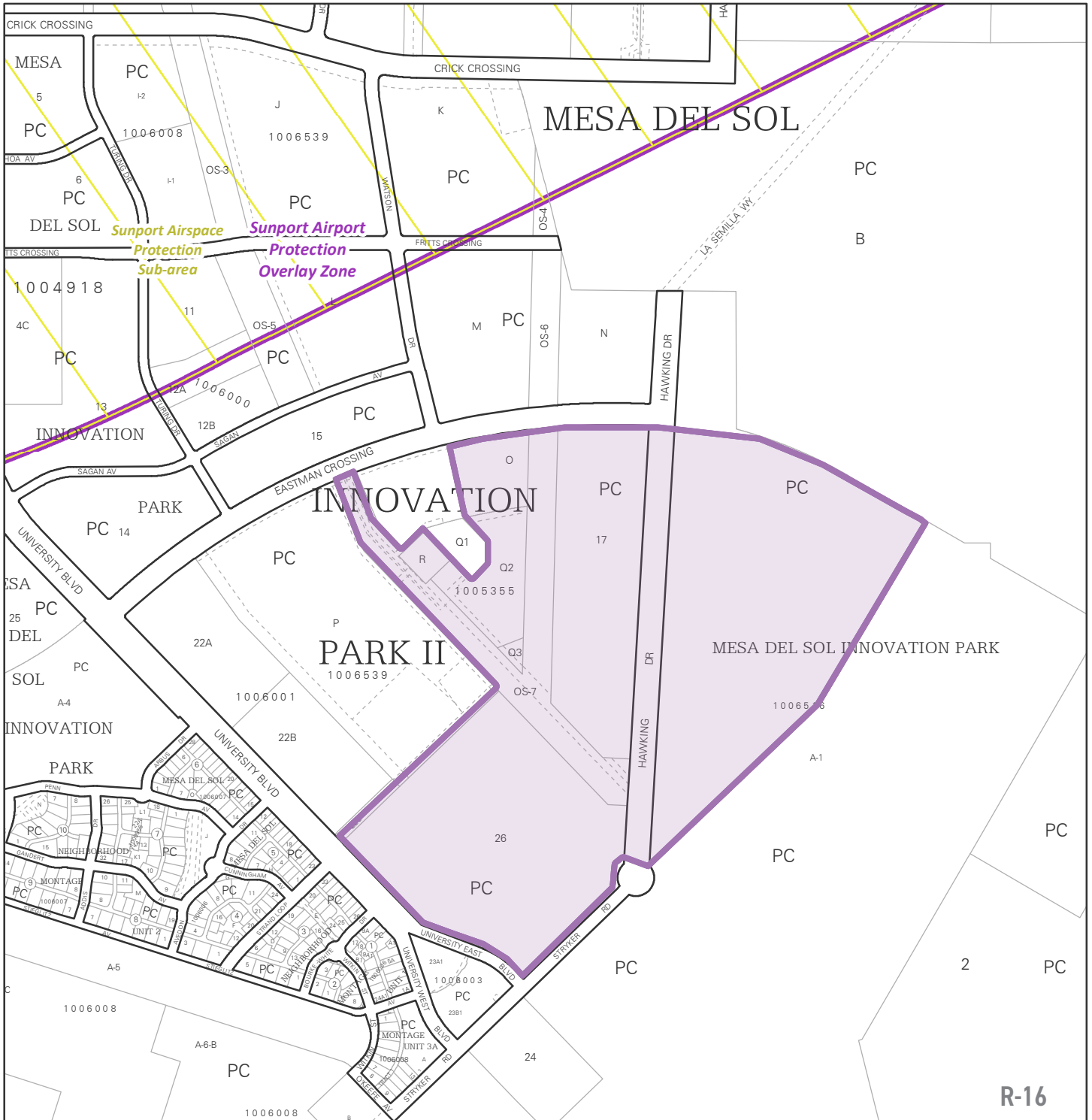
Kenneth Falcon

Kenneth Falcon
Program Manager, Design & Construction - Studios

03 ZONE ATLAS MAP

Applicable Zone Atlas Maps include:

ZONE ATLAS - KEY MAP



04 FORM P3

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

■ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- 02 Letter of authorization from the property owner if application is submitted by an agent
- 03 Zone Atlas map with the entire site clearly outlined and labeled

□ ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

□ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ___ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - ___ Copy of the Official Notice of Decision associated with the prior approval
 - ___ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

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

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - ___ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - ___ Copy of the Official Notice of Decision associated with the prior approval
 - ___ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

□ ALTERNATIVE SIGNAGE PLAN

- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement

■ ALTERNATIVE LANDSCAPE PLAN

- 05 Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- 06 Landscape Plan

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: </p>	<p>Date: 09.3.2021</p>	
<p>Printed Name: Jitka Dekojova</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
	-	
	-	
	-	
<p>Staff Signature:</p>		
<p>Date:</p>		

05 JUSTIFICATION LETTER

September 3, 2021

Mr. James Aranda, Deputy Planning Director
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Albuquerque Studios Expansion // EAST DEVELOPMENT PACKAGE
5650 University Boulevard SE
Albuquerque, NM 87106
Alternative Landscape Plan Approval

Dear Mr. Aranda,

Dekker/Perich/Sabatini (D/P/S), acting as agent for Netflix Studios LLC, owners of the subject property, is seeking approval of an Alternative Landscape Plan for the Albuquerque Studios Expansion located at 5650 University Boulevard SE at Mesa del Sol. This request accompanies a concurrent request for Site Plan East approval for the DRB to facilitate expansion of the existing Netflix studios. The expansion encompasses new construction at the existing studio and directly north and northeast of the existing studios. New buildings include five stage buildings, one mill building, one building that includes both mill and central utility uses, and one production office building. The expansion also includes three new entrances to the campus – one at Stryker Road and two along Eastman Avenue. The planned expansion, per Section 5-6(B), triggers compliance with the Landscaping, Buffering, and Screening standards of the Integrated Development Ordinance (IDO) Section 5-6.

As a project with a unique program that is tied to the owner's operational requirements, this request seeks approval of an Alternative Landscape Plan, according to **5-6(C)(16) Alternative Landscaping**. The reasons for requesting an Alternative Landscape Plan are:

- To accompany a fully functional site design that includes large areas of unobstructed paving associated with stages, mills, and production support buildings – a requirement for studio operations;
- To mitigate the absence of trees in paved areas around the stages, mills, and production support buildings, with extensive use along private streets and in private open space; and
- To use green stormwater infrastructure to create a large scale, contiguous, multi-functional campus amenity that provides eco-system services and wellness benefits.

The proposed Alternative Landscape Plan brings the site into compliance with applicable standards of the IDO regarding provided landscape area and required coverage.

The following list addresses the criteria stated in IDO **Section 14-16-5-6(C)(16)**: *"The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:"*

- 1. Are consistent with the purposes of this Section 14-16-5-6.**

The Alternative Landscape Plan is consistent with the Purpose in the IDO Section 14-16-5-6(A), by ensuring a visually attractive, sustainable desert landscape that aids in the creation of a quality environment.

2. Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

The Alternative Landscape Plan does not include vegetation included in a city or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

3. Do not include a reduction of tree planting requirements.

The Alternative Landscape Plan does not include a reduction of tree planting requirements. Tree locations deviate from the placement required in 5-6(F) Parking Lot Landscaping, to ensure studio operational requirements are met. Tree requirements associated with Street Frontage Landscaping per 5-6(D) are met where there is space available and no public utility easement. The Alternative Landscape Plan includes street tree plantings along major internal roadways, additional trees between sidewalks and parking lots, and trees in open space- including the large central open space called the Arroyo.

4. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

The Alternative Landscape Plan provides planting along University Boulevard and at the new entrances to the campus. In addition to the streetscape planting along University Boulevard, a sidewalk and a site wall will be provided. Site walls are also included at the new entrances to the campus. The site walls are included to screen interior activities from adjacent properties and to reduce light trespass into the neighborhood from campus vehicles.

5. Provide equal or superior visual appearance of the property when viewed from the street.

The Alternative Landscape Plan enhances the visual appearance of the property when viewed from adjacent streets. As stated in the above paragraph, additional planting and site walls are included on private property along the street frontage. No parking lots will be visible from the street.

6. Provide equal or superior carbon dioxide absorption and heat island reductions.

To mitigate the urban heat island effect, the project includes the extensive use of trees noted above, buildings with roof coating meeting LEED SRI standards, and very large areas of irrigated native perennial grasses, which also increase soil health and absorb carbon.

Based on the rational presented above, we respectfully request administrative approval of the Alternative Landscape Plan.

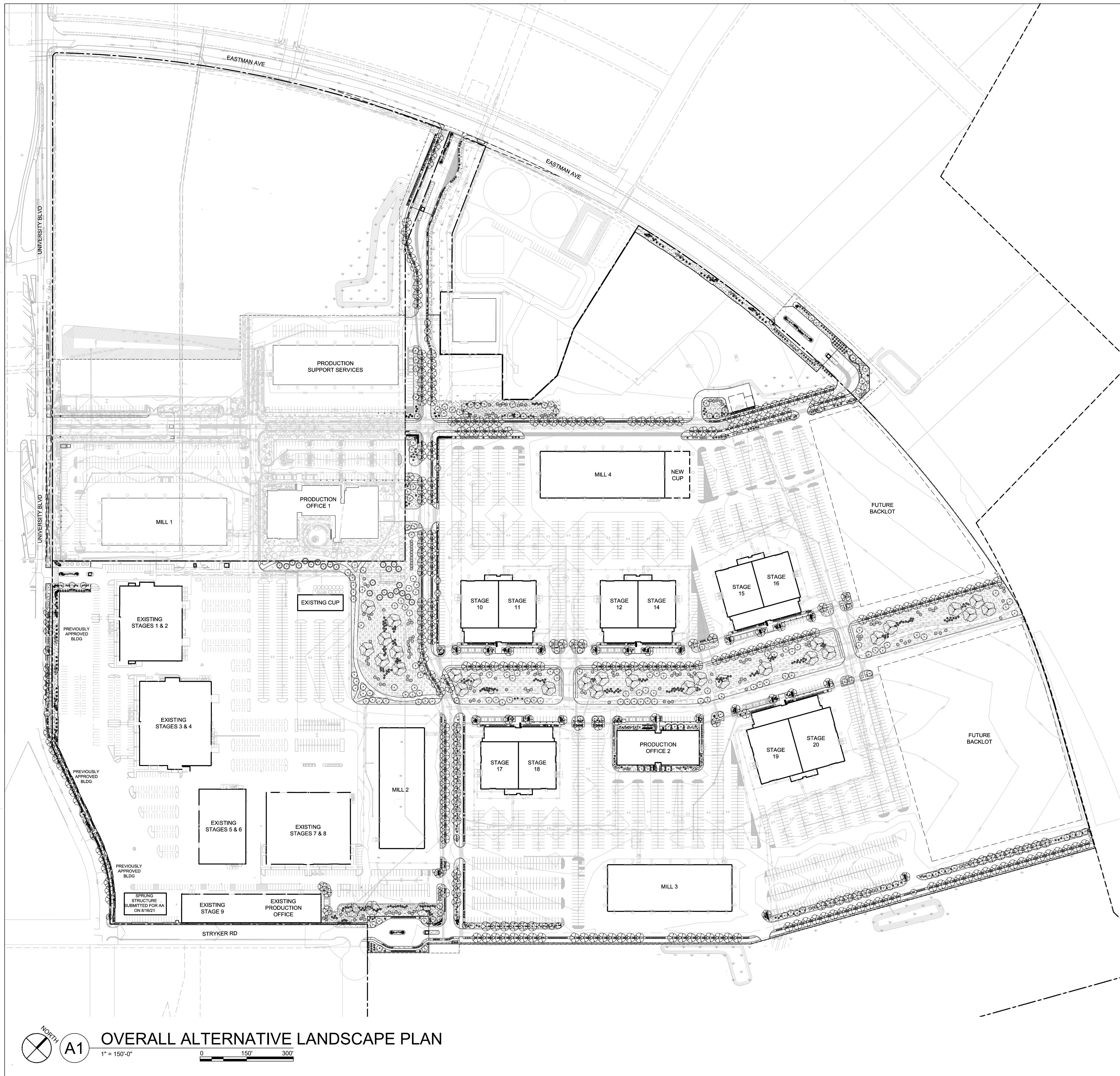
If there are any remaining questions or comments, please contact Jitka Dekojova at 505-761-9700.

Sincerely,



Jitka Dekojova, ASLA, SITES AP
Landscape Architect / Associate, **Dekker/Perich/Sabatini**
On behalf for Netflix Studios, LLC

06 LANDSCAPE PLAN



LEGEND

	3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
	SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
	IRRIGATED NATIVE SEED MIX
	UNIRRIGATED NATIVE SEED MIX
	PROPERTY LINE
	EAST DEVELOPMENT PACKAGE BOUNDARY
	NORTH DEVELOPMENT PACKAGE BOUNDARY
	LEVEL B BOUNDARY

**DEKKER
PERICH
SABATINI**

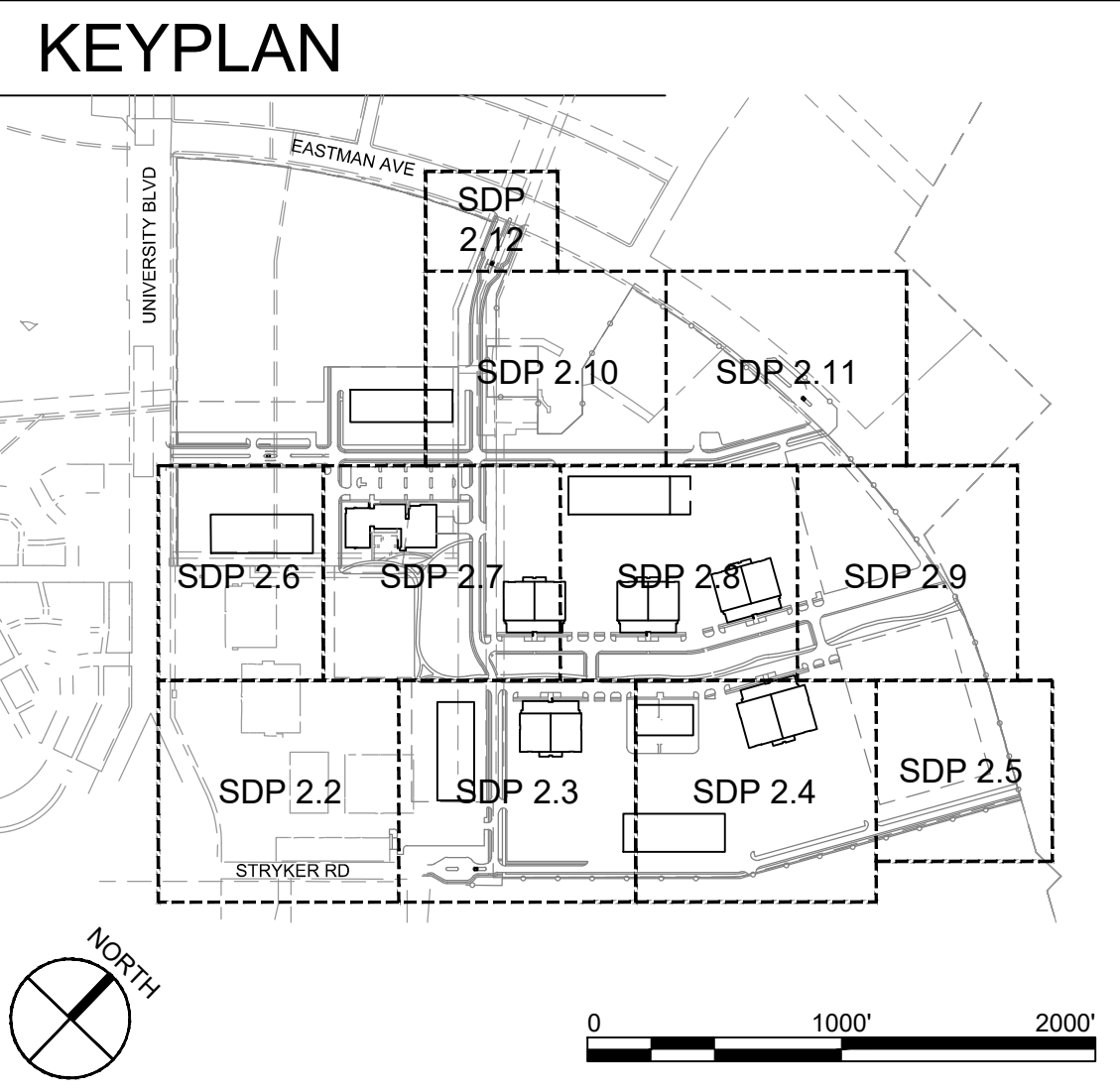
ARCHITECT

 ENGINEER

**NOT FOR
CONSTRUCTION**

PROJECT

**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**
 5650 University Blvd SE
 Albuquerque, NM 87106



A1 OVERALL ALTERNATIVE LANDSCAPE PLAN
 1" = 150'-0"
 0 150' 300'

REVISIONS

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△	
△	
△	

DRAWN BY	DC
REVIEWED BY	MB
DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**OVERALL
ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.0

GENERAL SHEET NOTES

- A. 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.
- B. 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.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/ DRIPLINE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. 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.

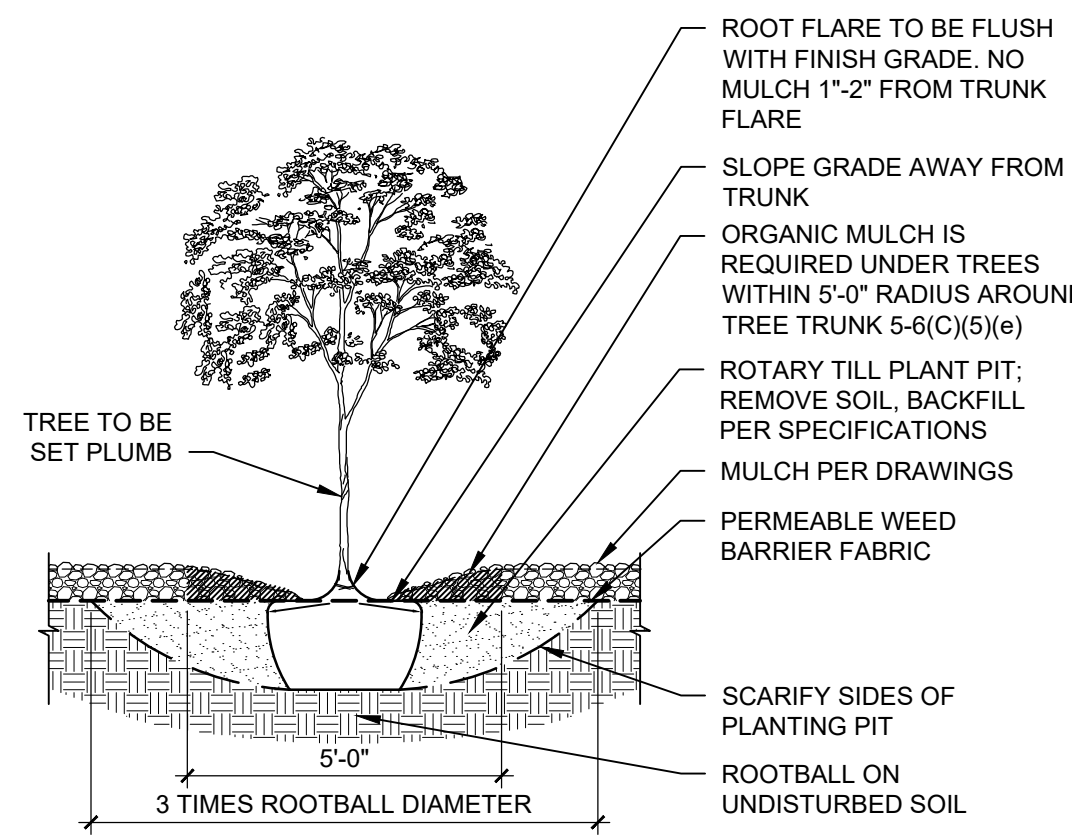
IRRIGATION NOTES

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND WEATHER SENSOR TO AVOID OVER-WATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

TREE PLANTING DETAIL

NOTE:

- PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
- PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



LANDSCAPE DATA

TOTAL EAST BOUNDARY SITE AREA = 117,527.9 ACRES = 5,119,515 SF
 MINUS EXISTING CAMPUS (508,560 SF see previously approved plan)
 MINUS UNDISTURBED AREAS TO REMAIN (295,600 SF)
 = TOTAL SITE = 4,315,355 SF
 AREA OF LOT COVERED BY BUILDINGS = 460,909 SF
 NET LOT AREA = 3,854,446 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 578,169 SF
 PROVIDED LANDSCAPE AREA = 579,712 SF = 15%

REQUIRED TREES
 TOTAL NUMBER OF PARKING SPACES = 3,044 SPACES
 REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 304 TREES
 PROVIDED NUMBER OF TOTAL TREES = 617 TREES
 SEE ALTERNATIVE LANDSCAPE PLAN INFORMATION

REQUIRED VEGETATIVE COVERAGE
 REQUIRED GROUND COVERAGE = 434,784 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL GROUND COVERAGE = 483,169 SF = 83% OF TOTAL PROVIDED LANDSCAPE
assumed 200 sf per tree and 20 sf per shrub
 TREE CANOPY COVERAGE = 123,400 SF (617 TREES)
 = 28% OF REQUIRED VEGETATIVE COVERAGE
 GROUND PLANT COVERAGE (4,242 SHRUBS + IRRIGATED NATIVE SEED)
 = 84,840 SF + 274,929 SF = 359,769 SF = 82% OF REQUIRED VEGETATIVE COVERAGE

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 246,617 SF = 42%
 TOTAL ORGANIC MULCH GROUND COVER = 333,095 SF = 58% (274,929 SF IRRIGATED NATIVE SEED IS INCLUDED IN THIS NUMBER)
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

PLANT LEGEND

	RIPARIAN TREE ARIZONA WALNUT ARIZONA SYCAMORE RIO GRANDE COTTONWOOD
	STREET / CANOPY TREE CHINESE PISTACHE ESCARPMENT LIVE OAK CHINQUAPIN OAK LACEBARK ELM
	SMALL TO MEDIUM TREE RED WING MAPLE SHANTUNG MAPLE NETLEAF HACKBERRY MEXICAN REDBUD DESERT WILLOW RUSSIAN HAWTHORN GOLDEN RAIN TREE HONEY MESQUITE
	DWARF / PATIO TREE HAIRY MOUNTAIN MAHOGANY NEW MEXICO PRIVET YAUPON HOLLY ARIZONA ROSEWOOD
	CONIFEROUS TREE ONESEED JUNIPER COLOGREEN JUNIPER PINYON PINE AFGHAN PINE
	LARGE / SCREENING SHRUB FOURWING SALTBUCH EVERGREEN SILVERBERRY APACHE PLUME ARIZONA SILKTASSEL RIO BRAVO SAGE SKUNKBUSH SUMAC EVERGREEN SUMAC
	MEDIUM SHRUB SAND SAGEBRUSH AGUIRRE TURPENTINE BUSH COMPACT TEXAS RANGER INDIAN HAWTHORN ROSEMARY
	FLOWERING SHRUB THREADLEAF GIANT HYSSOP BLUE MIST BLUEBEARD CALIFORNIA FUCHSIA
	SMALL SHRUB PANCHITO MANZANITA WINTER GEM BOXWOOD GROSSO LAVENDER BLUEBERRY MUFFIN HAWTHORN
	VERTICAL ACCENT TREE CHOLLA OCOTILLO SOAP TREE YUCCA MEXICAN BLUE YUCCA
	LARGE ACCENT BLUE SOTOL GIANT HESPERALOE ARIZONA BEARGRASS DESERT PRICKLY PEAR
	MEDIUM ACCENT CHISO'S AGAVE TEXAS SOTOL RED YUCCA BEARGRASS BLACKSPINE PRICKLY PEAR BANANA YUCCA MARGARITAVILLE YUCCA
	SMALL ACCENT NEW MEXICO AGAVE BRAKELIGHTS RED YUCCA PALE YUCCA TWIST LEAF YUCCA
	LARGE ORNAMENTAL GRASS BULLGRASS AUTUMN GLOW MUHLY GIANT SACATON
	SMALL ORN. GRASS, SEDGE LITTLE BLUESTEM SIDE OATS GRAMA BLONDE AMBITION BLUE GRAMA EUROPEAN GREY SEDGE PINK MUHLY GRASS PURPLE MUHLY ALKALI SACATON
	SMALL GROUND COVER CHOCOLATE DAISY GOPHER PLANT BLACKFOOT DAISY ORANGE GLOBEMALLOW PROSTRATE GERMANDER

**DEKKER
PERICH
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ARCHITECT



ENGINEER

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REVISIONS



DRAWN BY DC

REVIEWED BY MB

DATE 09/03/2021

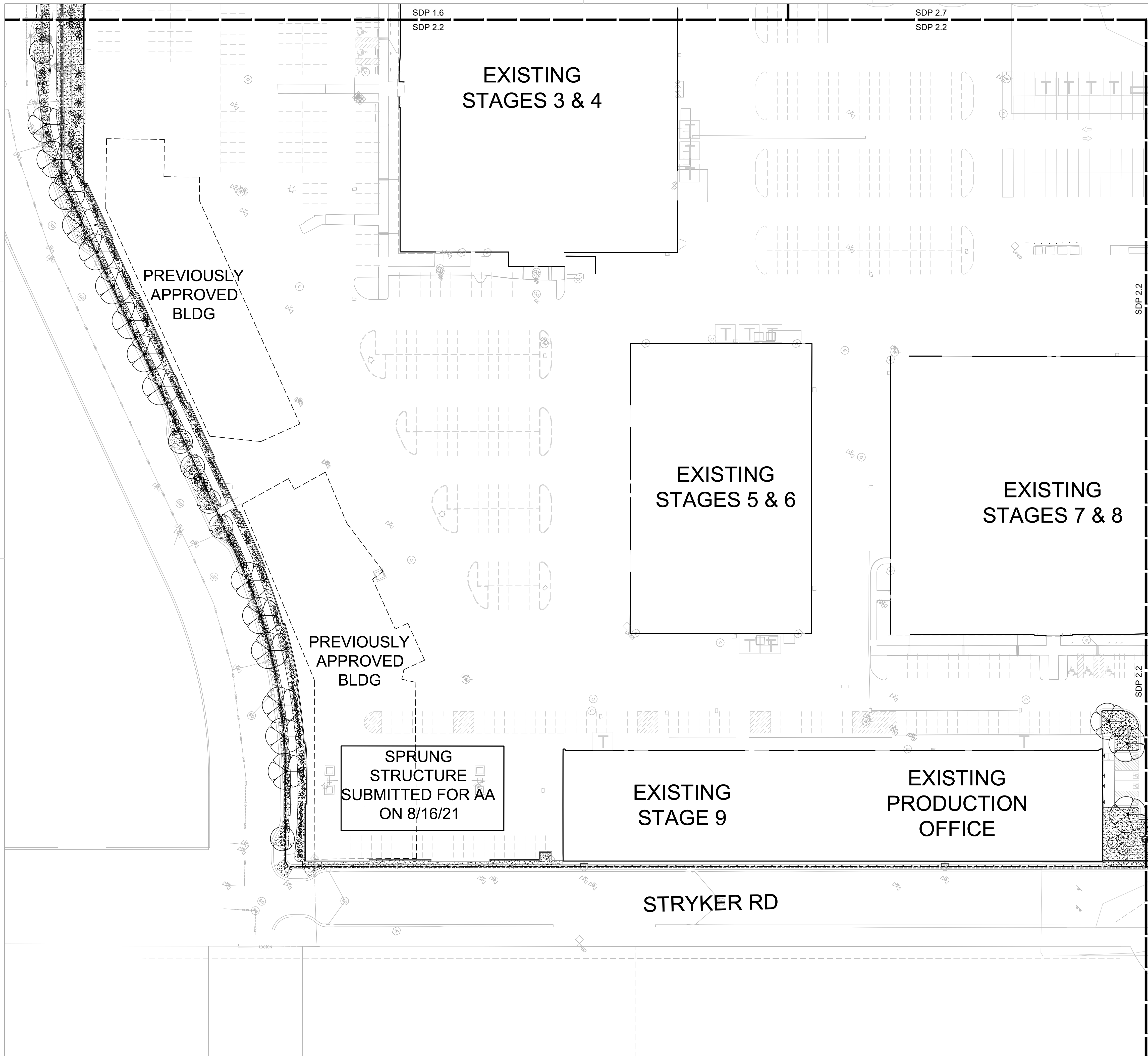
PROJECT NO. 20-0072.008

DRAWING NAME

**ALTERNATIVE
LANDSCAPE PLAN
DATA**

SHEET NO.

SDP 2.1



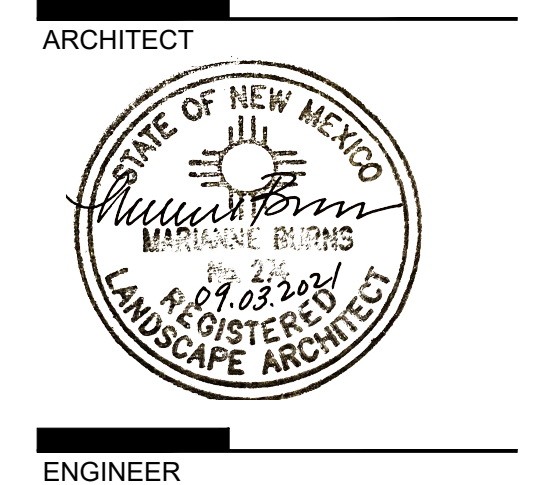
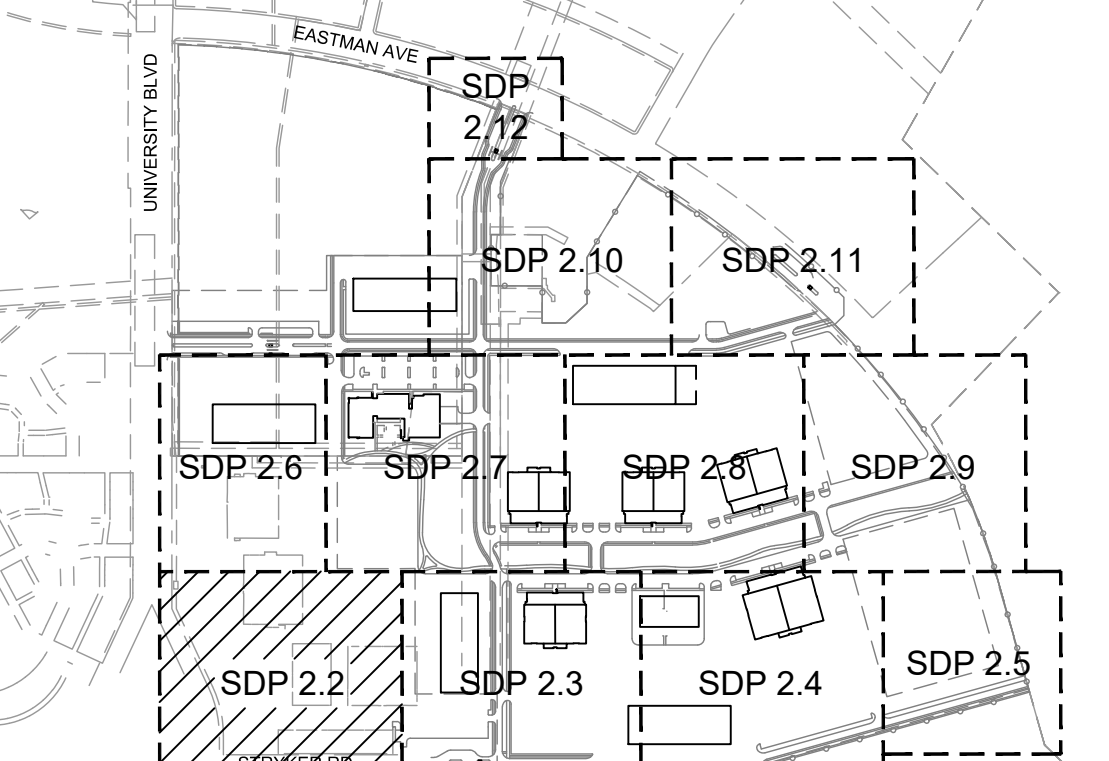
SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
- UNIRRIGATED NATIVE SEED MIX
- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



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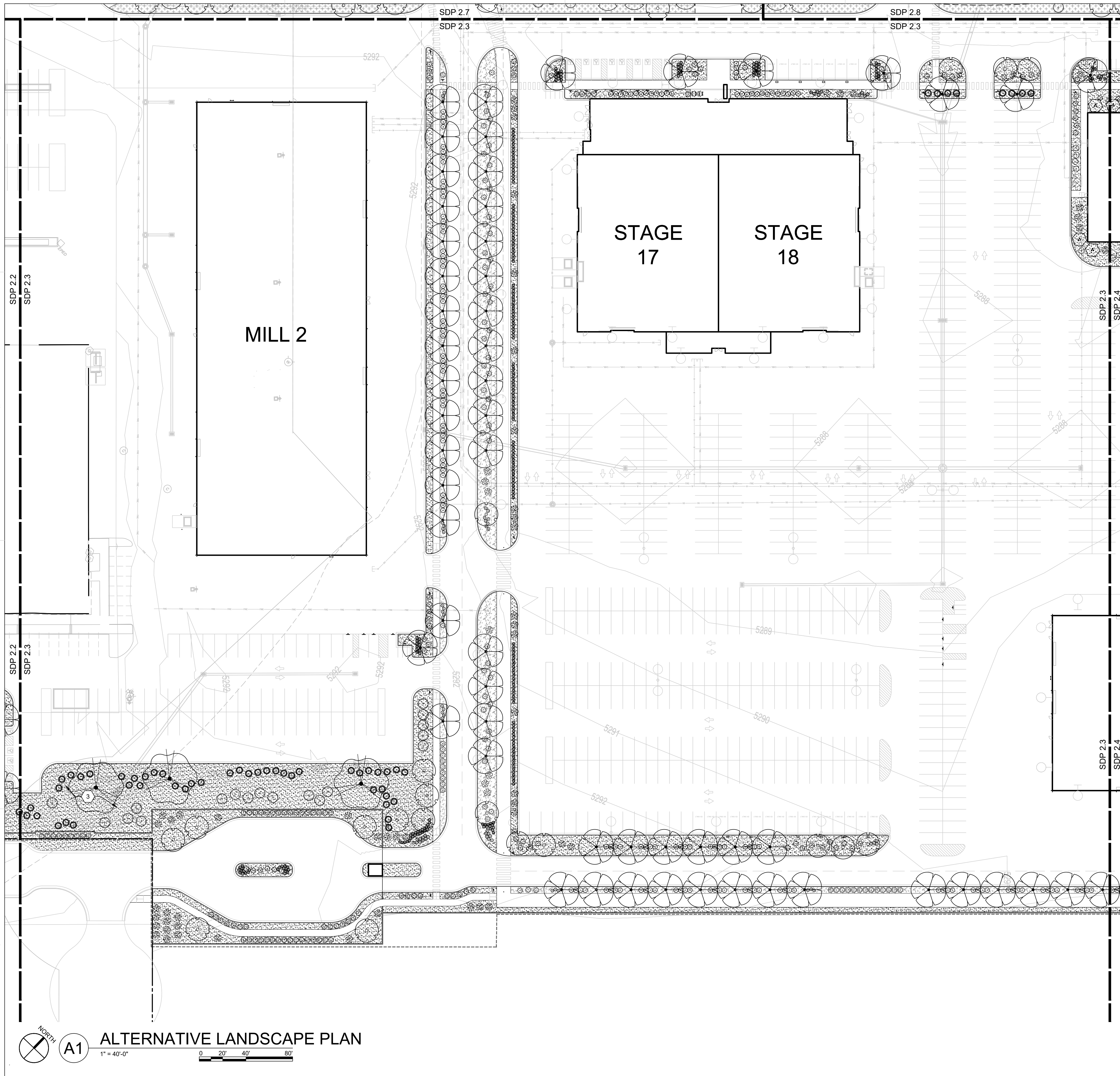
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ALTERNATIVE LANDSCAPE PLAN

SHEET NO. **SDP 2.2**

ALTERNATIVE LANDSCAPE PLAN
 1" = 40'-0"
 0 20' 40' 80'
 NORTH
 A1



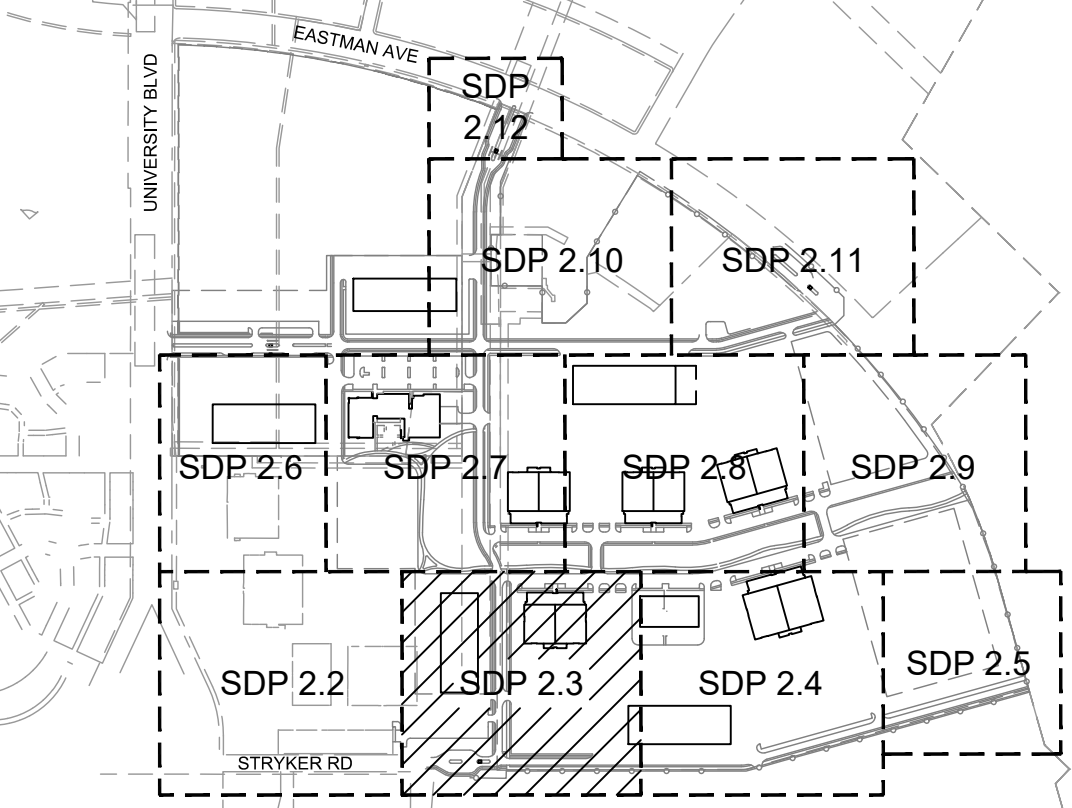
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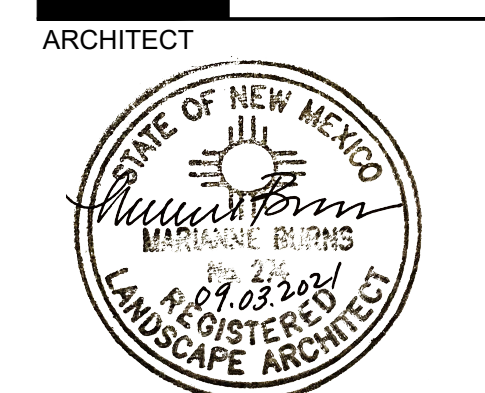
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KEYPLAN



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**ALTERNATIVE
LANDSCAPE PLAN**

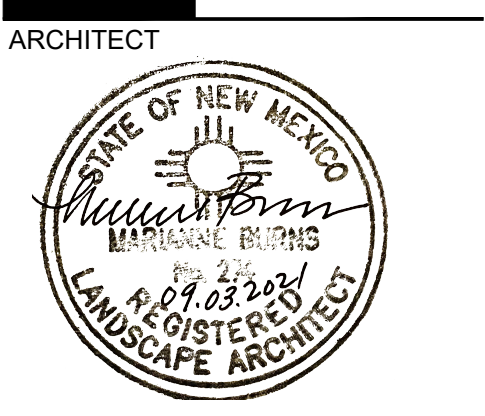
SHEET NO.
SDP 2.3

A1 ALTERNATIVE LANDSCAPE PLAN
1" = 40'-0"
0 20' 40' 80'

SHEET KEYED NOTES

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2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

**DEKKER
PERICH
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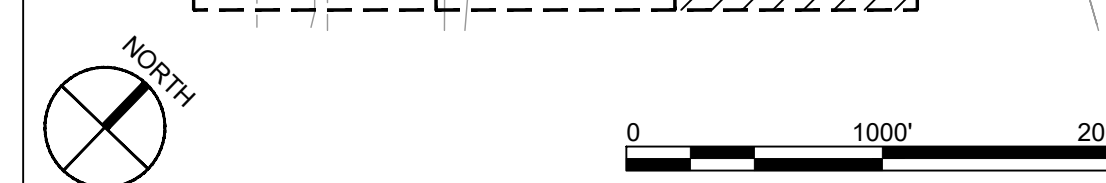
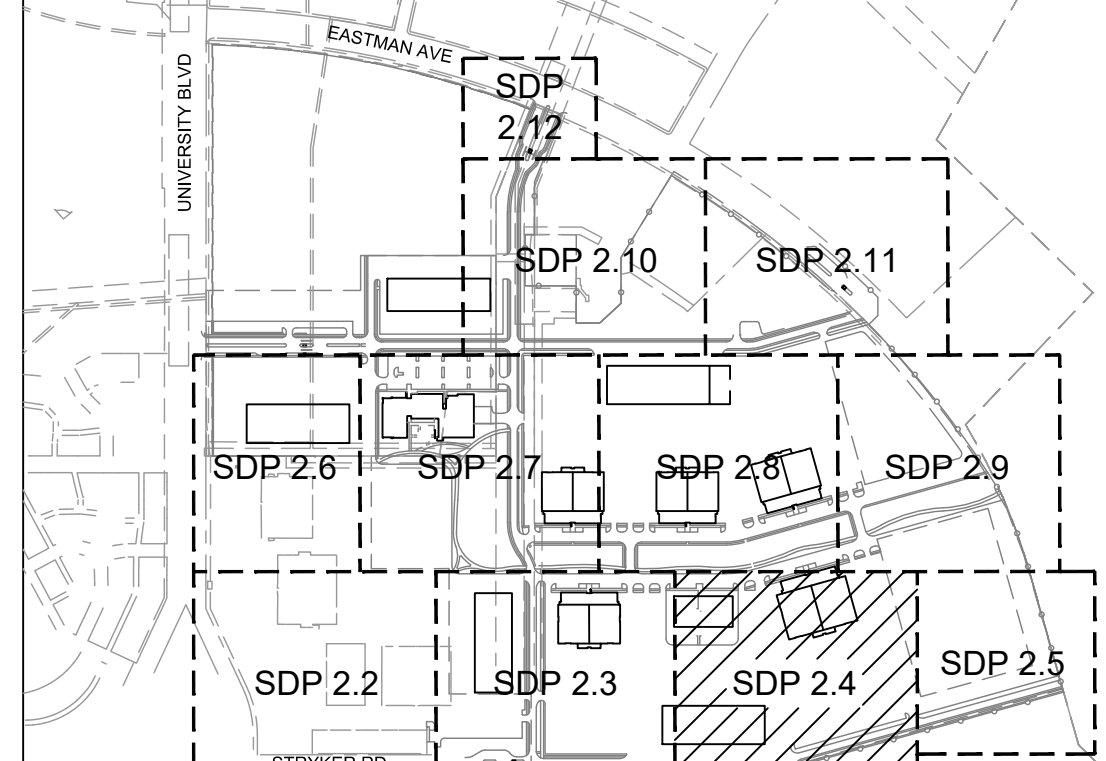
PROJECT

**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
- UNIRRIGATED NATIVE SEED MIX
- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN

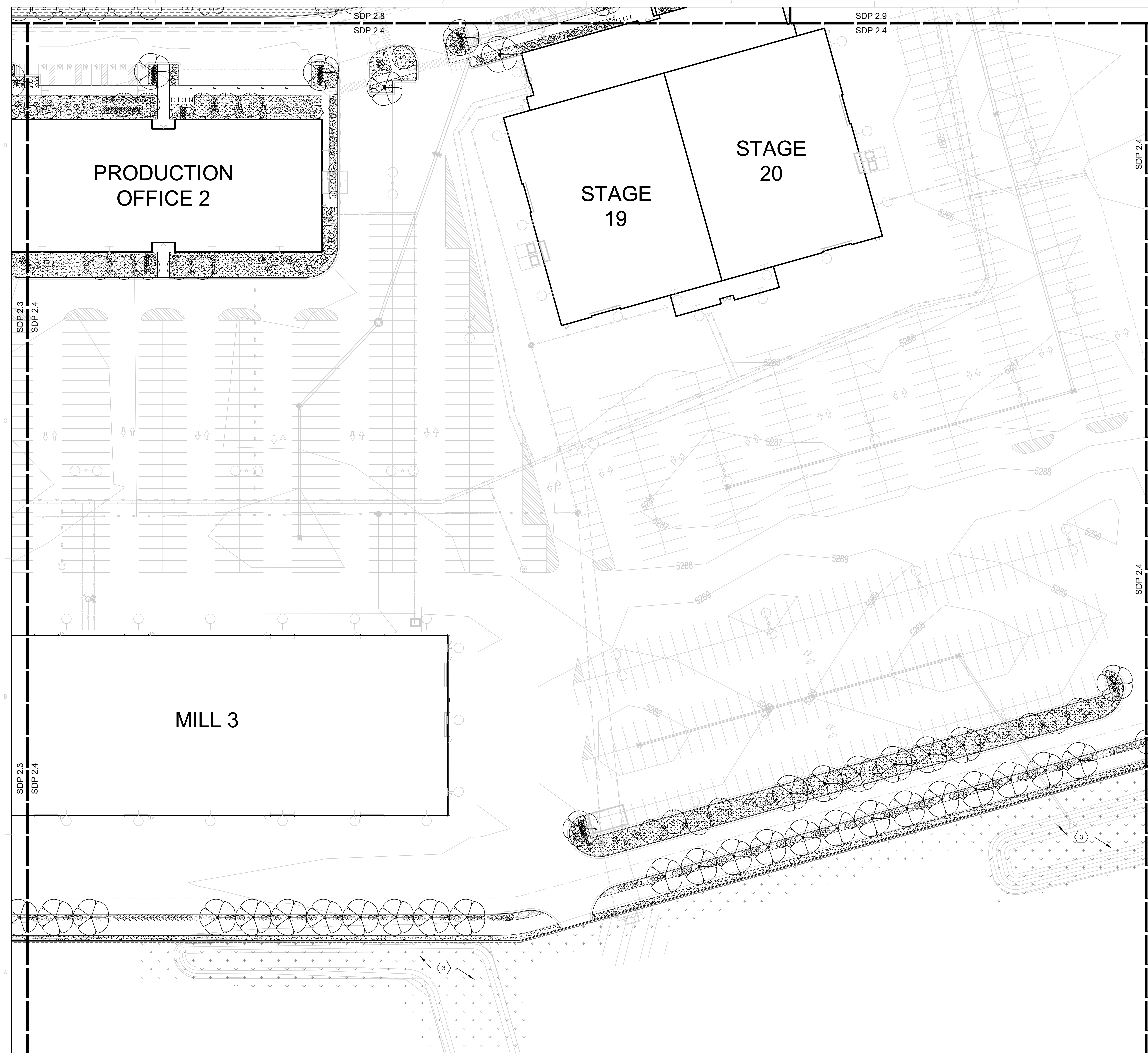


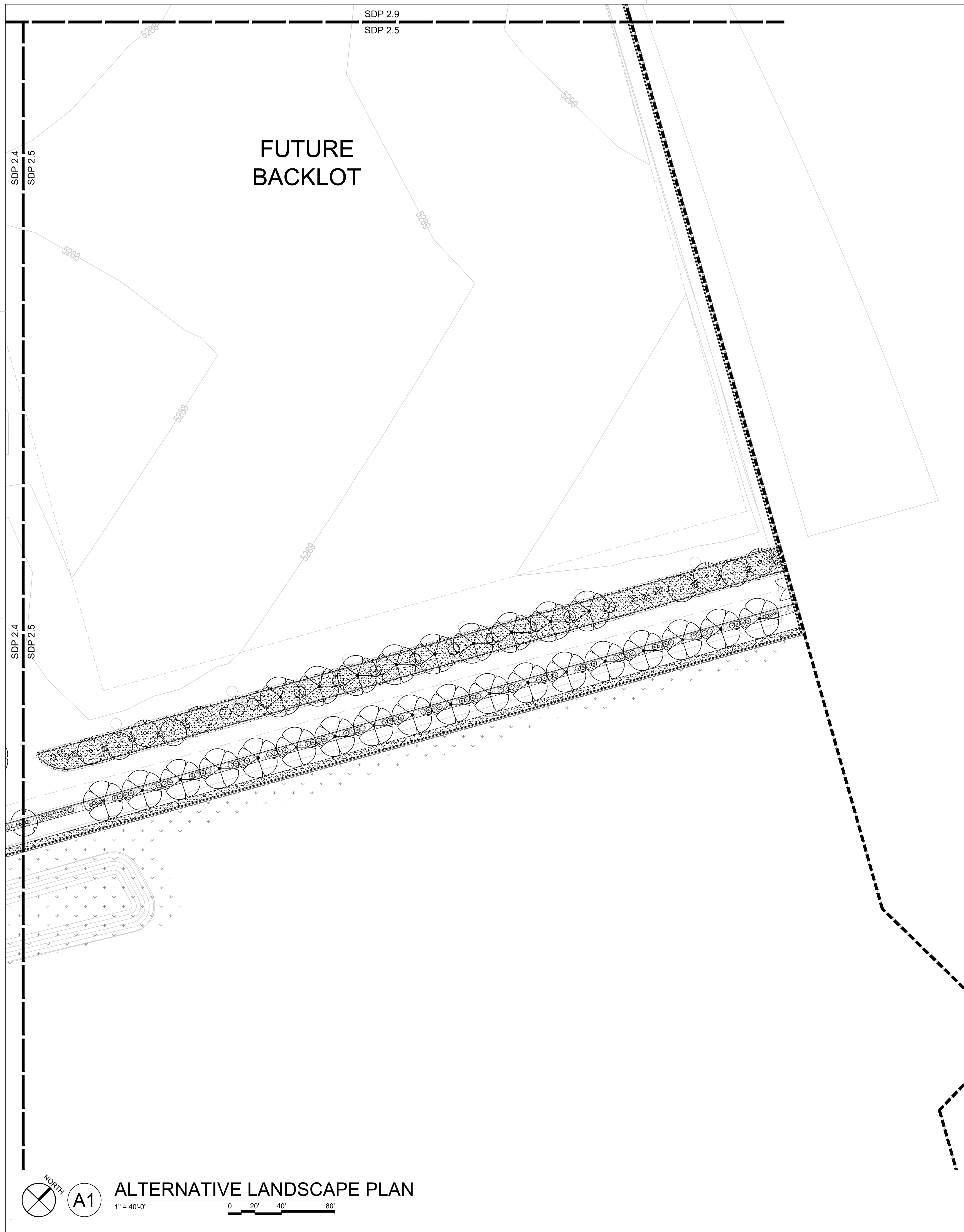
REVISIONS

DRAWN BY	DC
REVIEWED BY	MB
DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.4





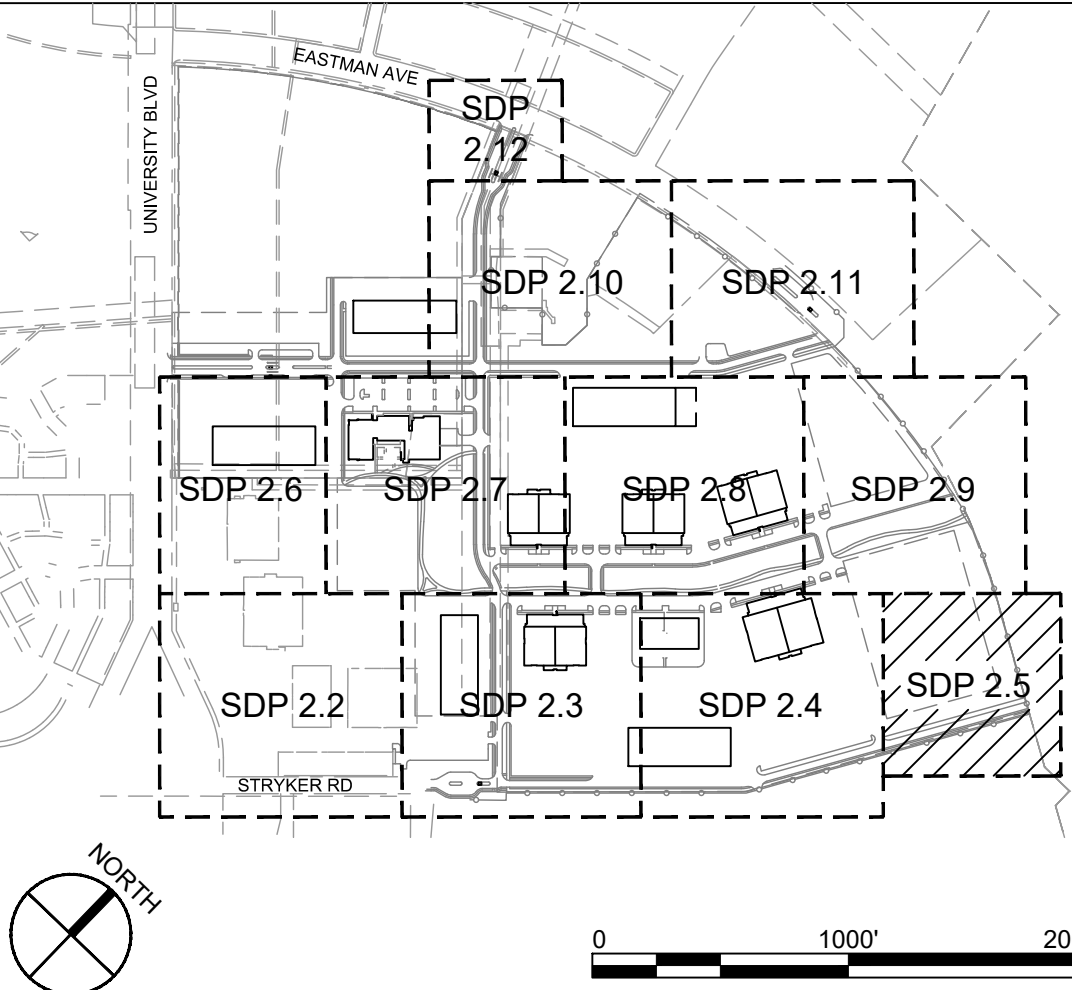
SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

LEGEND

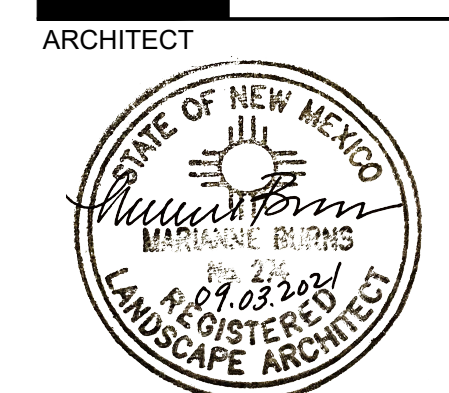
- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
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- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



ALTERNATIVE LANDSCAPE PLAN
 1" = 40'-0"
 0 20' 40' 80'

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 SABATINI**



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**ABQ Studios Expansion
 EAST DEVELOPMENT PACKAGE**
 5650 University Blvd SE
 Albuquerque, NM 87106

REVISIONS

DRAWN BY	DC
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PROJECT NO.	20-0072.008
DRAWING NAME	

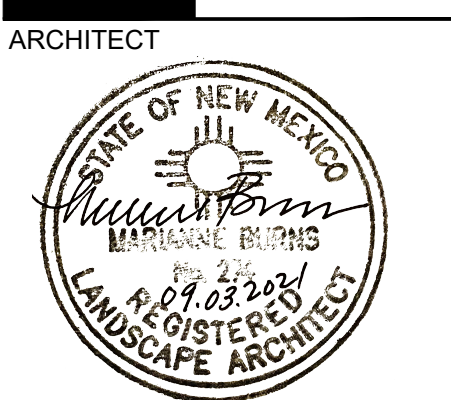
**ALTERNATIVE
 LANDSCAPE PLAN**

SHEET NO.
SDP 2.5

SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

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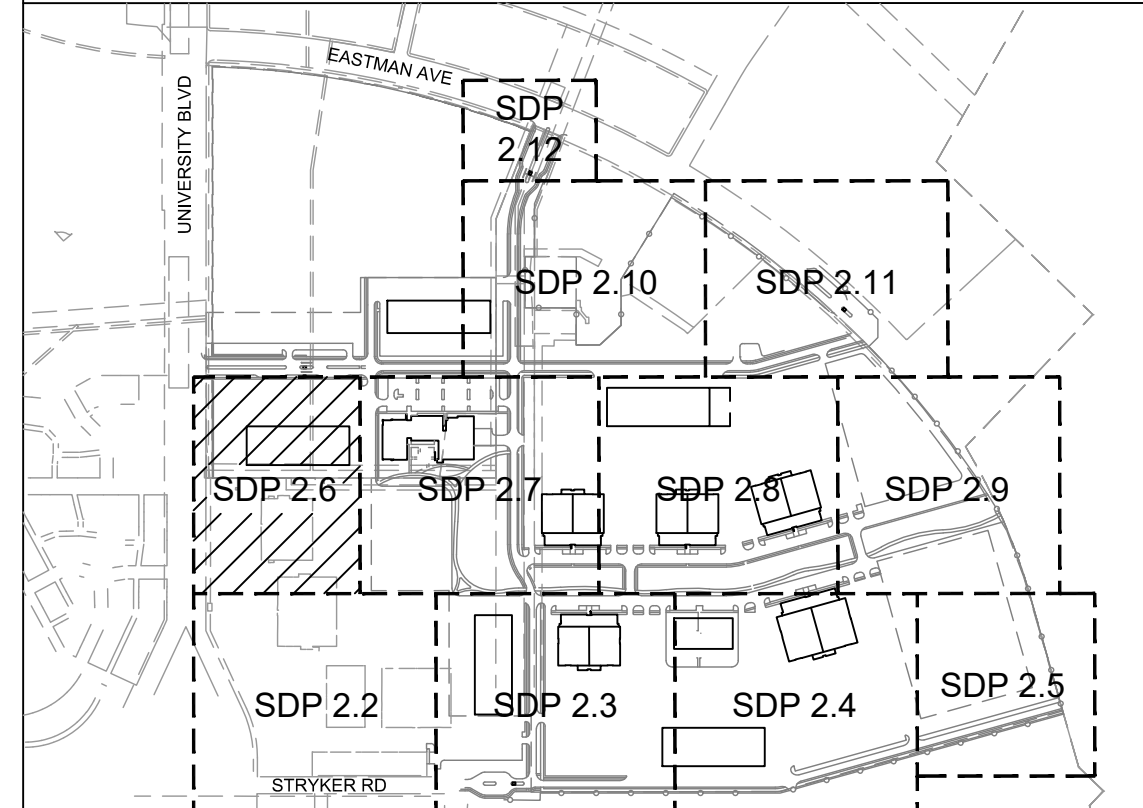
ARCHITECT
ENGINEER
**NOT FOR
CONSTRUCTION**

PROJECT
**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
- UNIRRIGATED NATIVE SEED MIX
- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



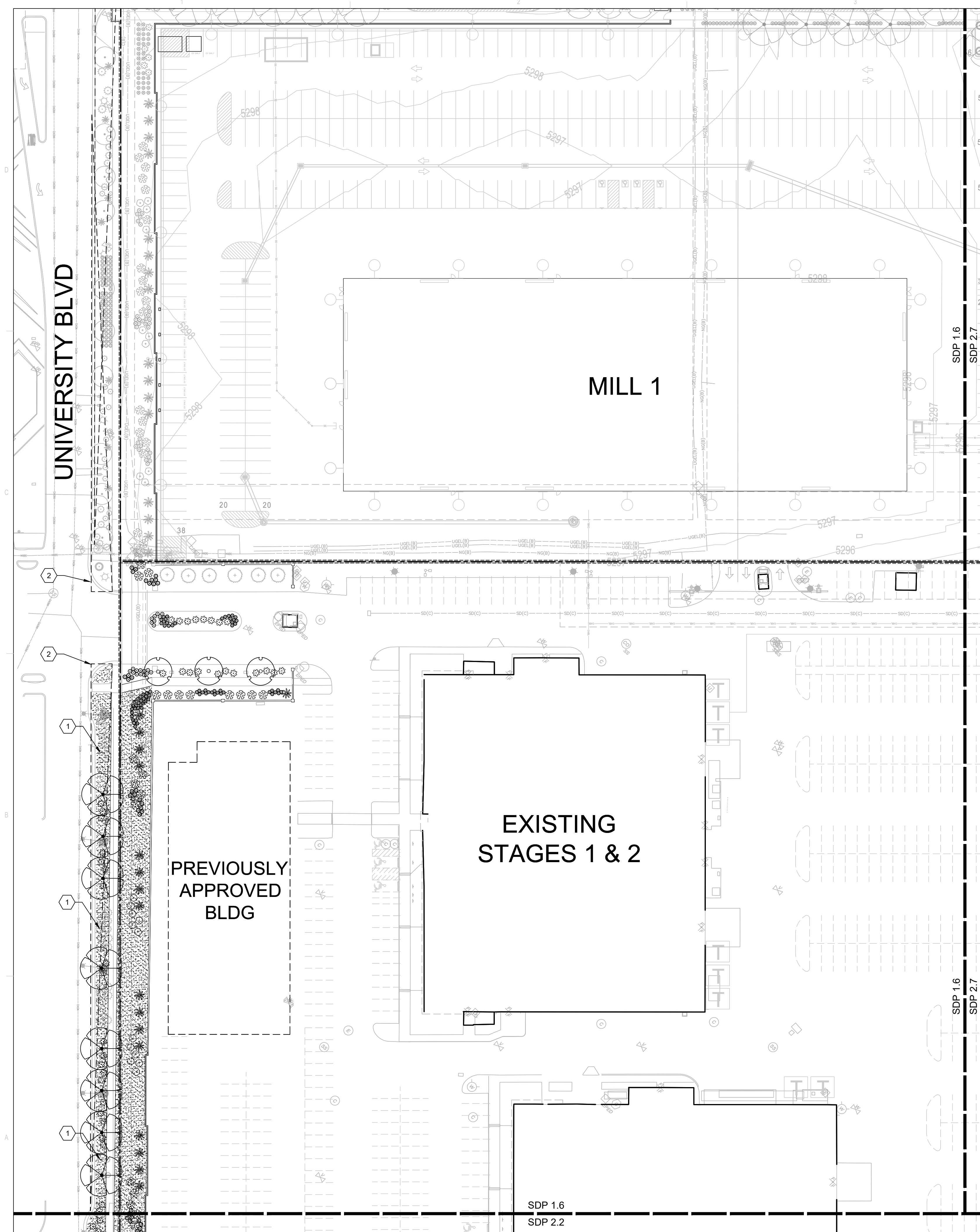
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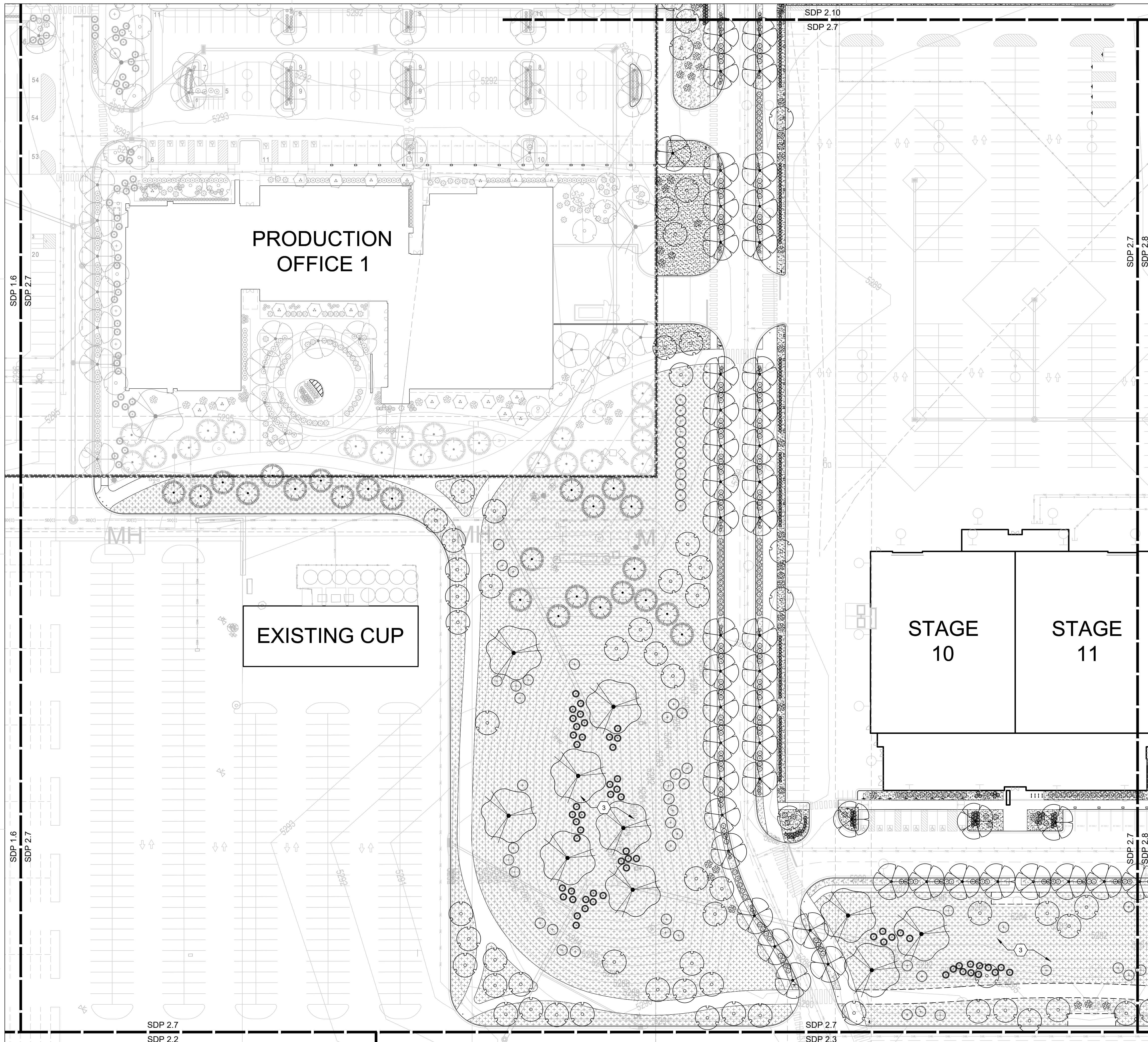
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REVIEWED BY	MB
DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.6



A1 ALTERNATIVE LANDSCAPE PLAN
1" = 40'-0"
0 20' 40' 80'

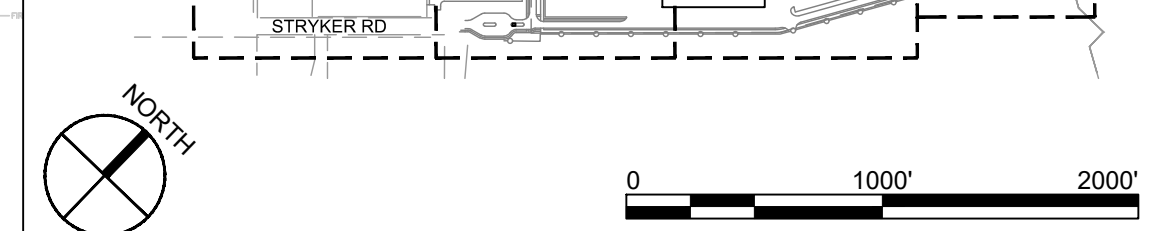
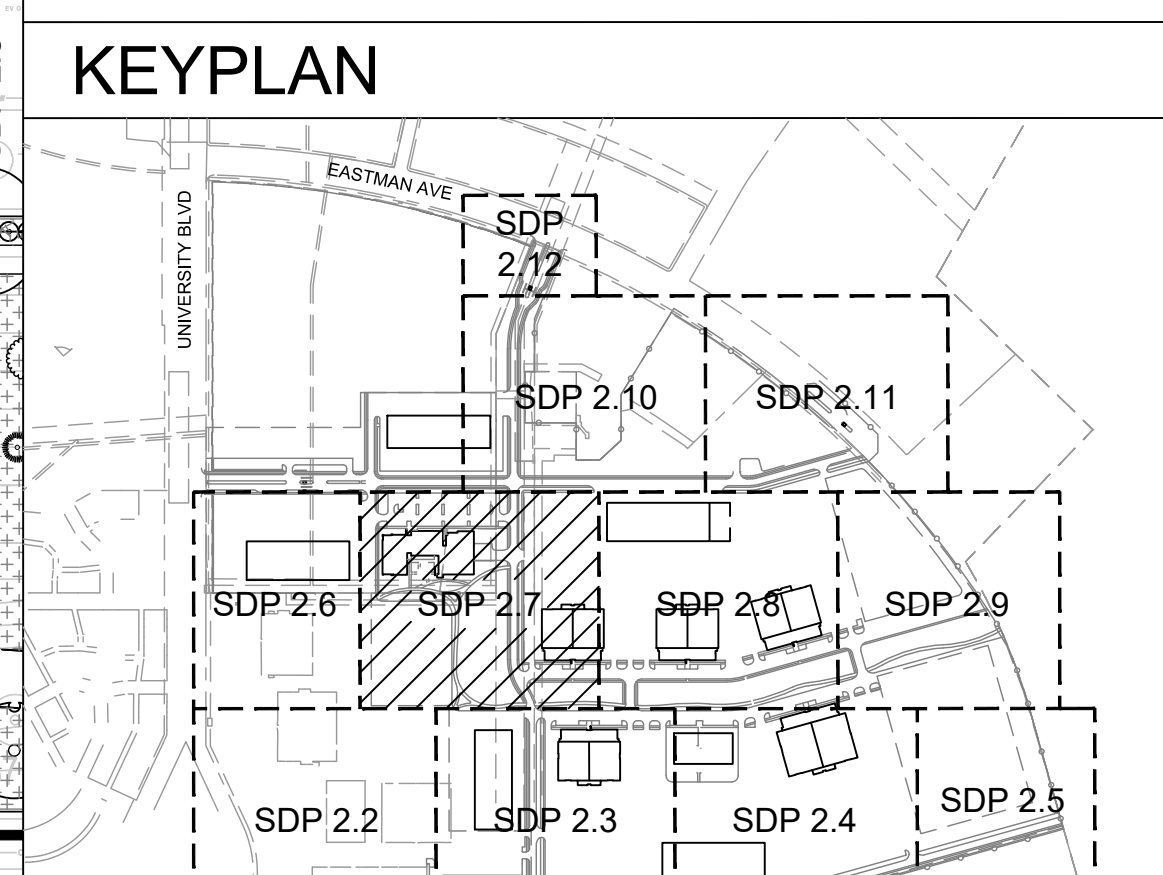


SHEET KEYED NOTES

- EXISTING LANDSCAPE TO REMAIN.
- CLEAR SIGHT TRIANGLE.
- STORMWATER POND. SEE CIVIL.
- UNDISTURBED AREAS TO REMAIN.

LEGEND

	3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
	SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
	IRRIGATED NATIVE SEED MIX
	UNIRRIGATED NATIVE SEED MIX
	MATCH LINE
	PROPERTY LINE
	EAST DEVELOPMENT PACKAGE BOUNDARY
	NORTH DEVELOPMENT PACKAGE BOUNDARY
	LEVEL B BOUNDARY



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ENGINEER

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PROJECT

**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**

5650 University Blvd SE
Albuquerque, NM 87106

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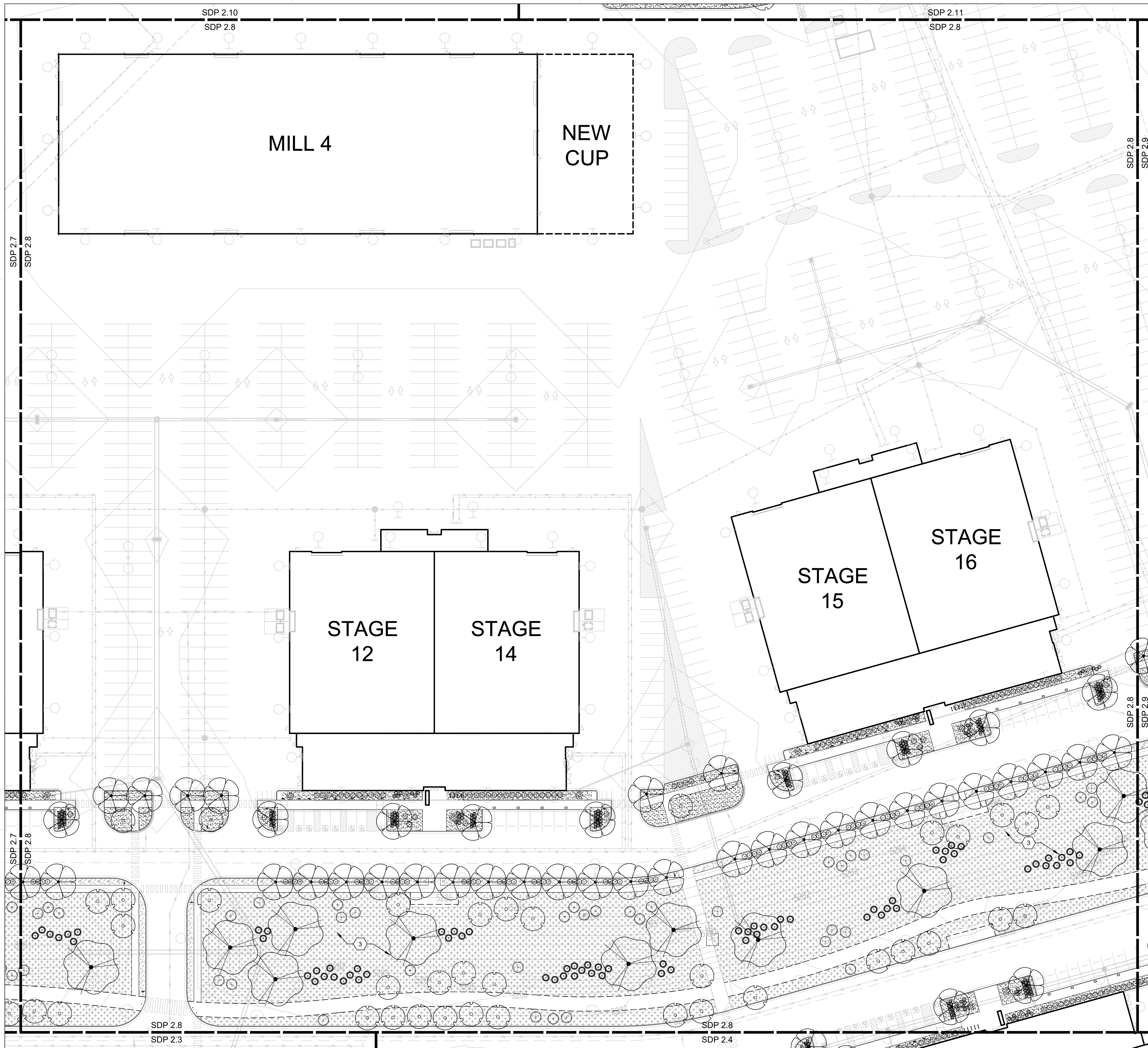
DRAWN BY DC
REVIEWED BY MB
DATE 09/03/2021
PROJECT NO. 20-0072.008
DRAWING NAME

**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.7

SDP 1.6 SDP 2.7 SDP 2.10 SDP 2.7 SDP 2.8 SDP 2.7 SDP 2.8 SDP 2.7 SDP 2.3 SDP 2.7 SDP 2.2 SDP 2.7 SDP 2.2

A1 ALTERNATIVE LANDSCAPE PLAN
1" = 40'-0"
0 20' 40' 80'



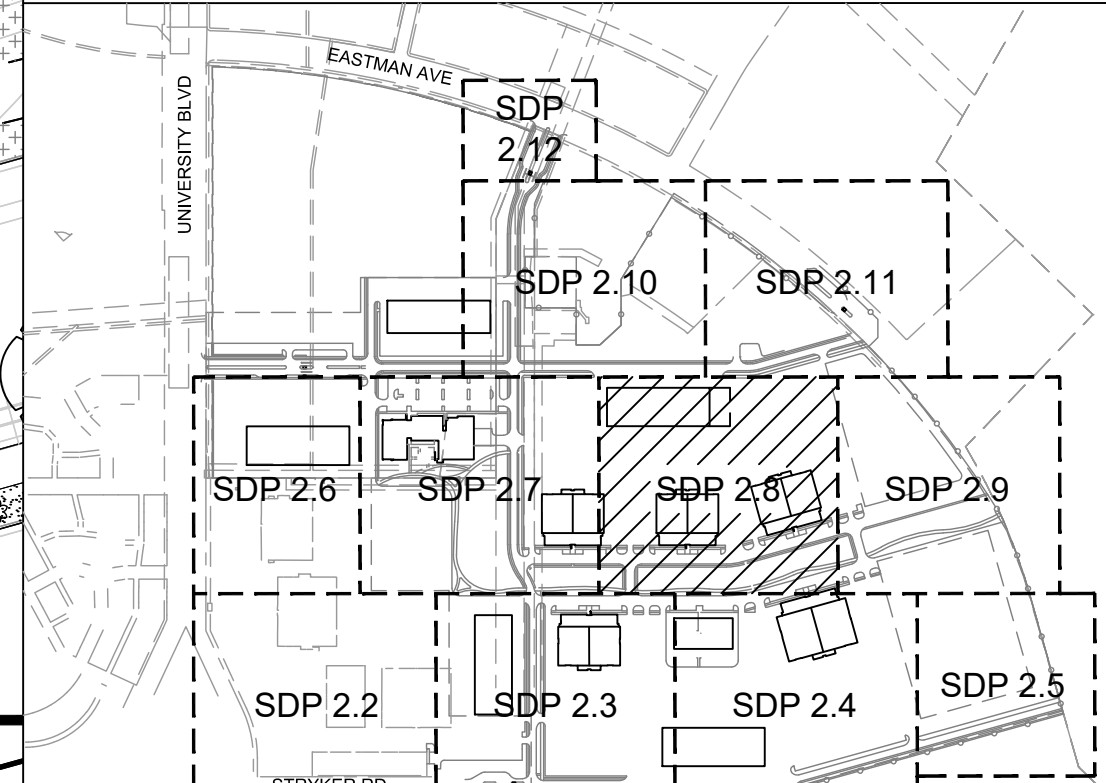
SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

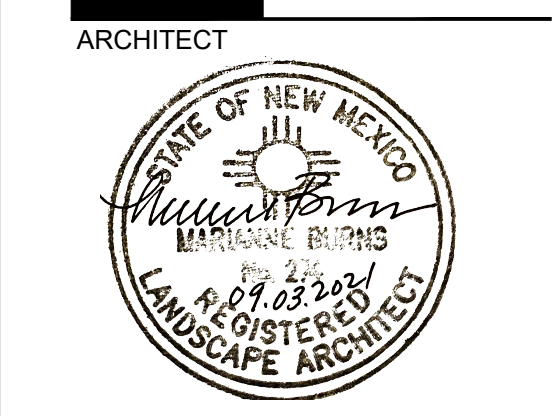
LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
- SHREDDED WOOD MULCH, 4" DEPTH WITHOUT WEED FABRIC
- IRRIGATED NATIVE SEED MIX
- UNIRRIGATED NATIVE SEED MIX
- MATCH LINE
- PROPERTY LINE
- EAST DEVELOPMENT PACKAGE BOUNDARY
- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



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**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

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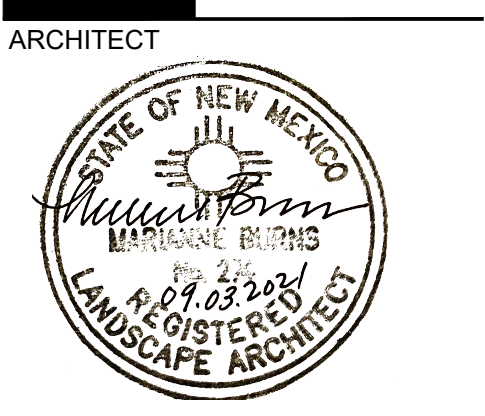
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REVIEWED BY	MB
DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	ALTERNATIVE LANDSCAPE PLAN

SHEET NO.
SDP 2.8

SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

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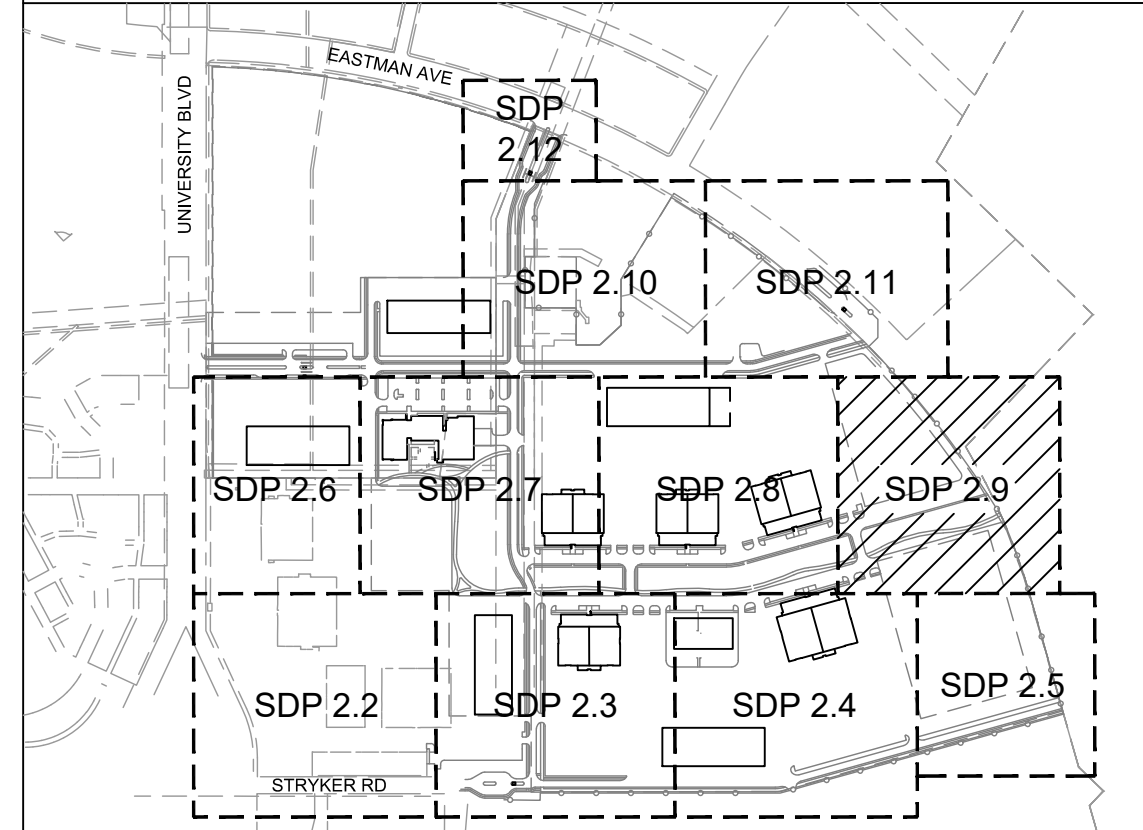
PROJECT

**ABQ Studios Expansion
EAST DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

LEGEND

- 3/4" Ø TAN ROCK MULCH, 3" DEPTH OVER WEED FABRIC
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- MATCH LINE
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- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN

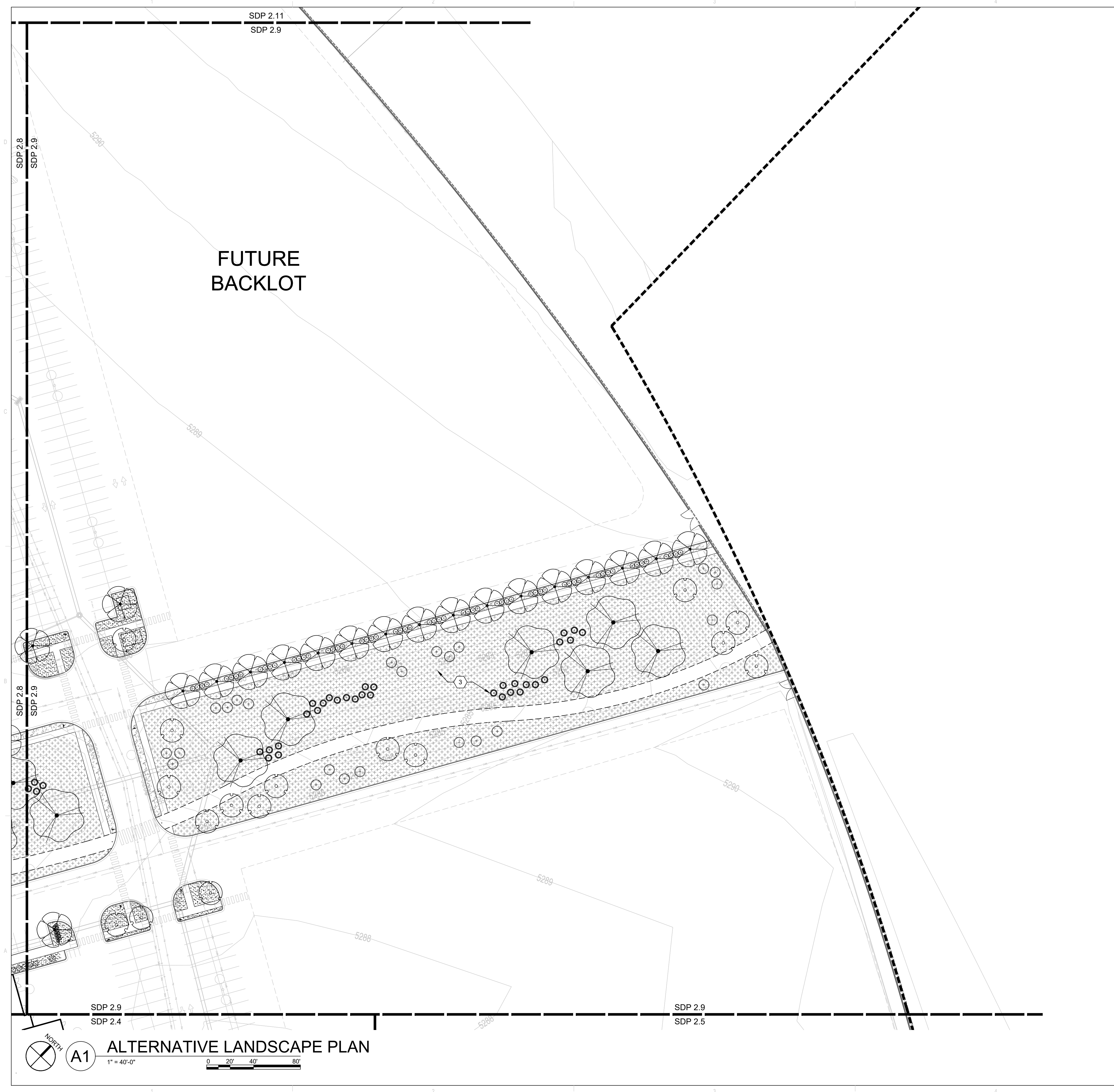


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DATE	09/03/2021
PROJECT NO.	20-0072.008
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**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.9



**FUTURE
BACKLOT**

SDP 2.9
SDP 2.4

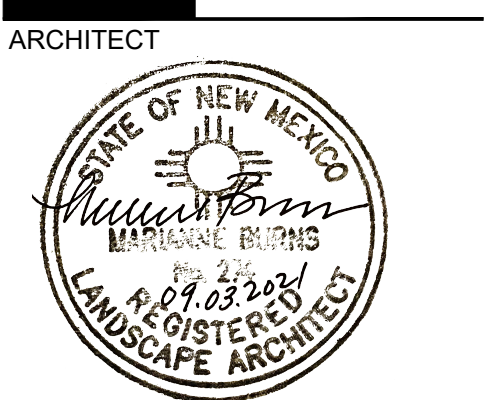
A1 ALTERNATIVE LANDSCAPE PLAN
1" = 40'-0"
0 20' 40' 80'

NORTH
0 1000' 2000'

SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

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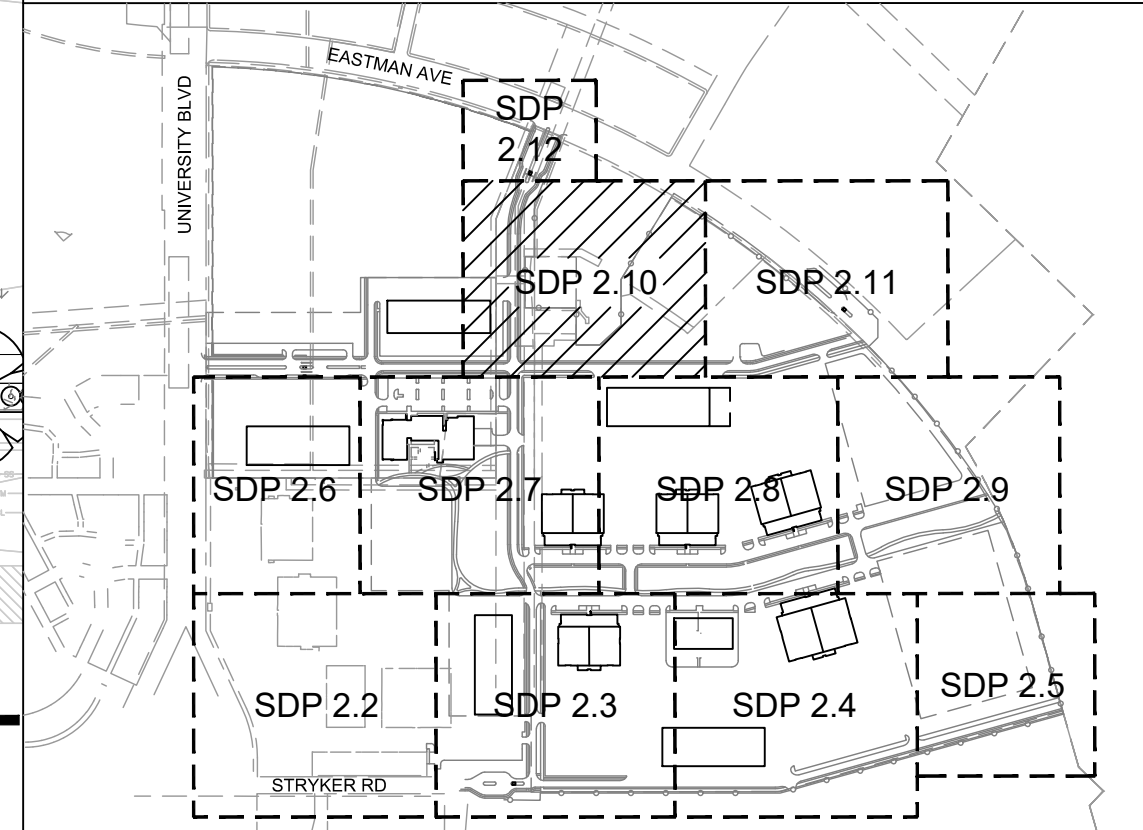
ENGINEER
PROJECT

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Albuquerque, NM 87106

LEGEND

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- NORTH DEVELOPMENT PACKAGE BOUNDARY
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KEYPLAN



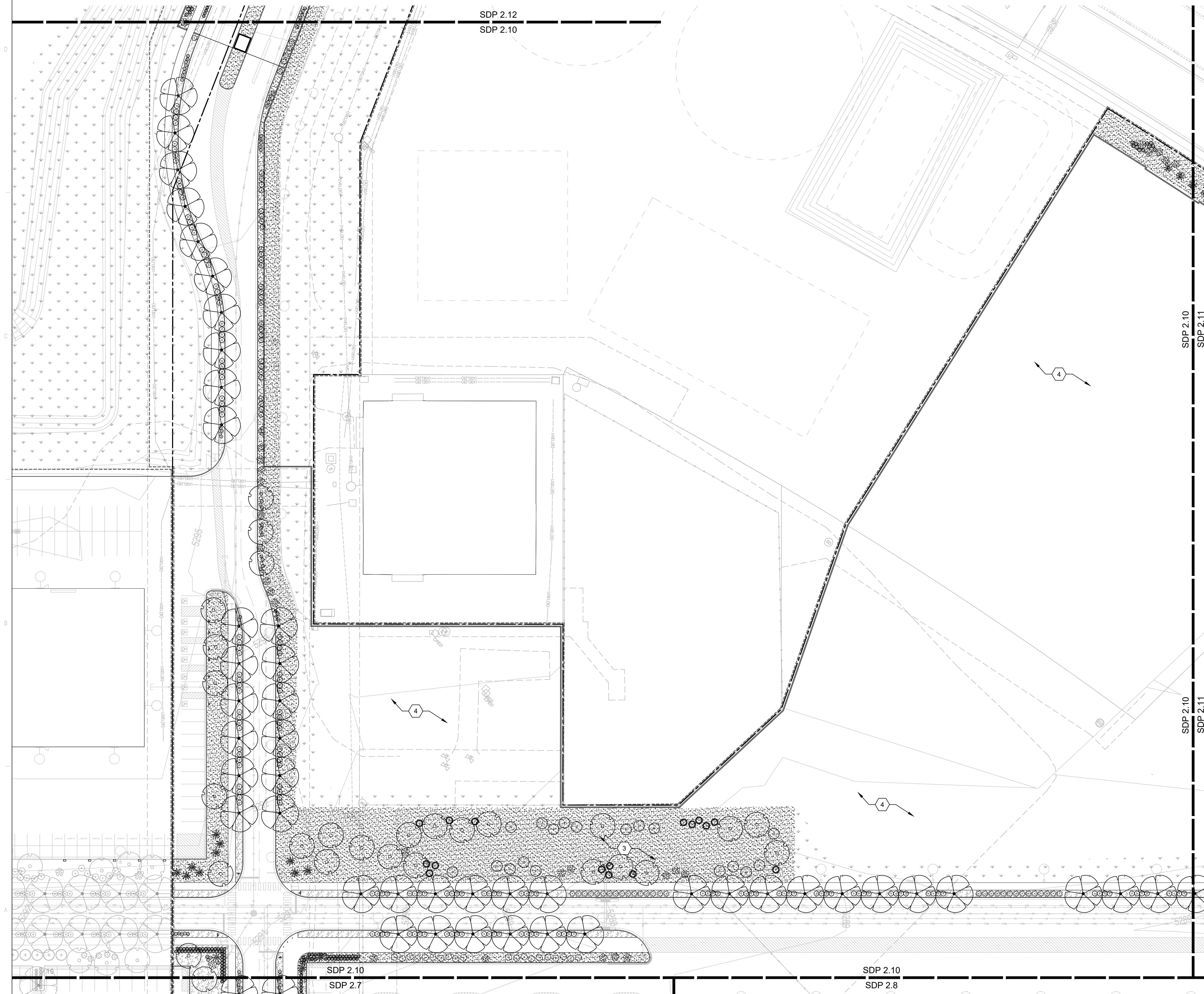
REVISIONS

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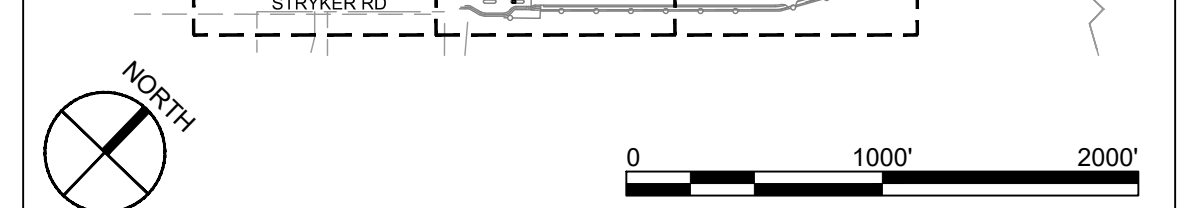
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DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.
SDP 2.10



A1 ALTERNATIVE LANDSCAPE PLAN
1" = 40'-0"
0 20' 40' 80'

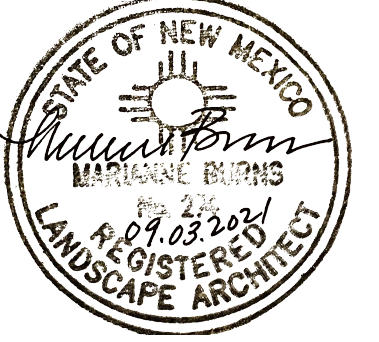


SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

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ARCHITECT



ENGINEER

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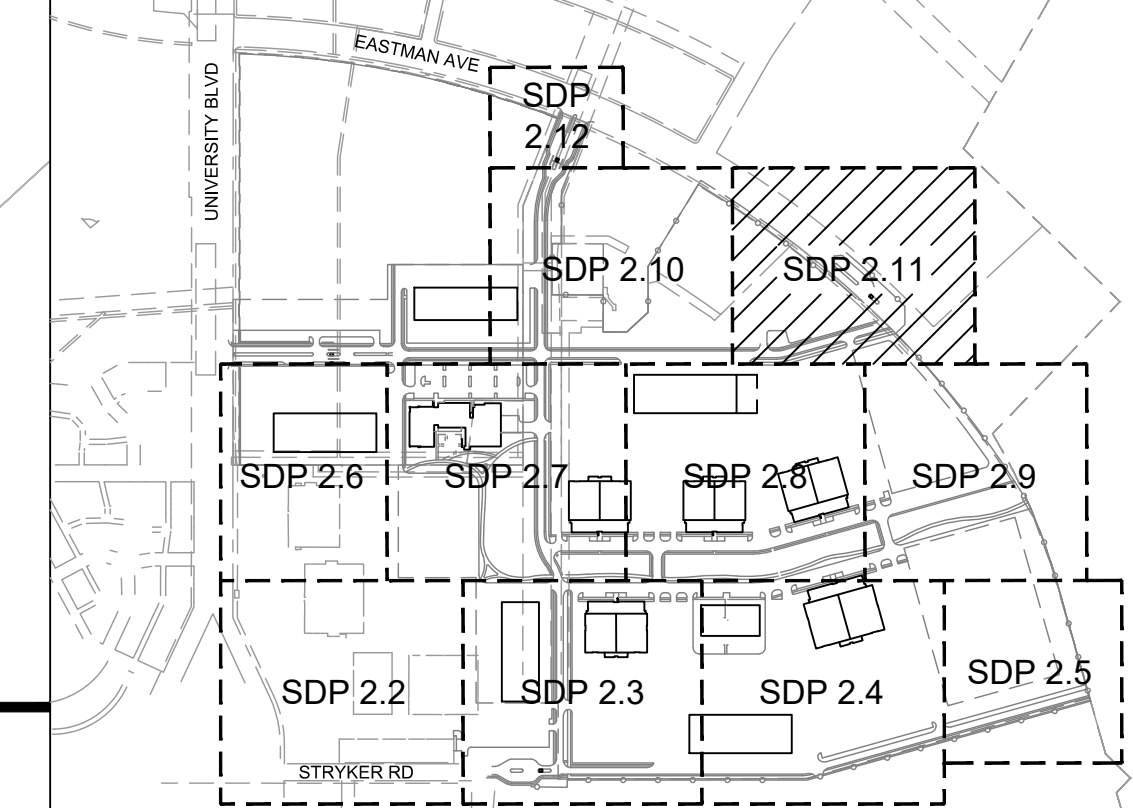
PROJECT

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EAST DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

LEGEND

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- NORTH DEVELOPMENT PACKAGE BOUNDARY
- LEVEL B BOUNDARY

KEYPLAN



REVISIONS

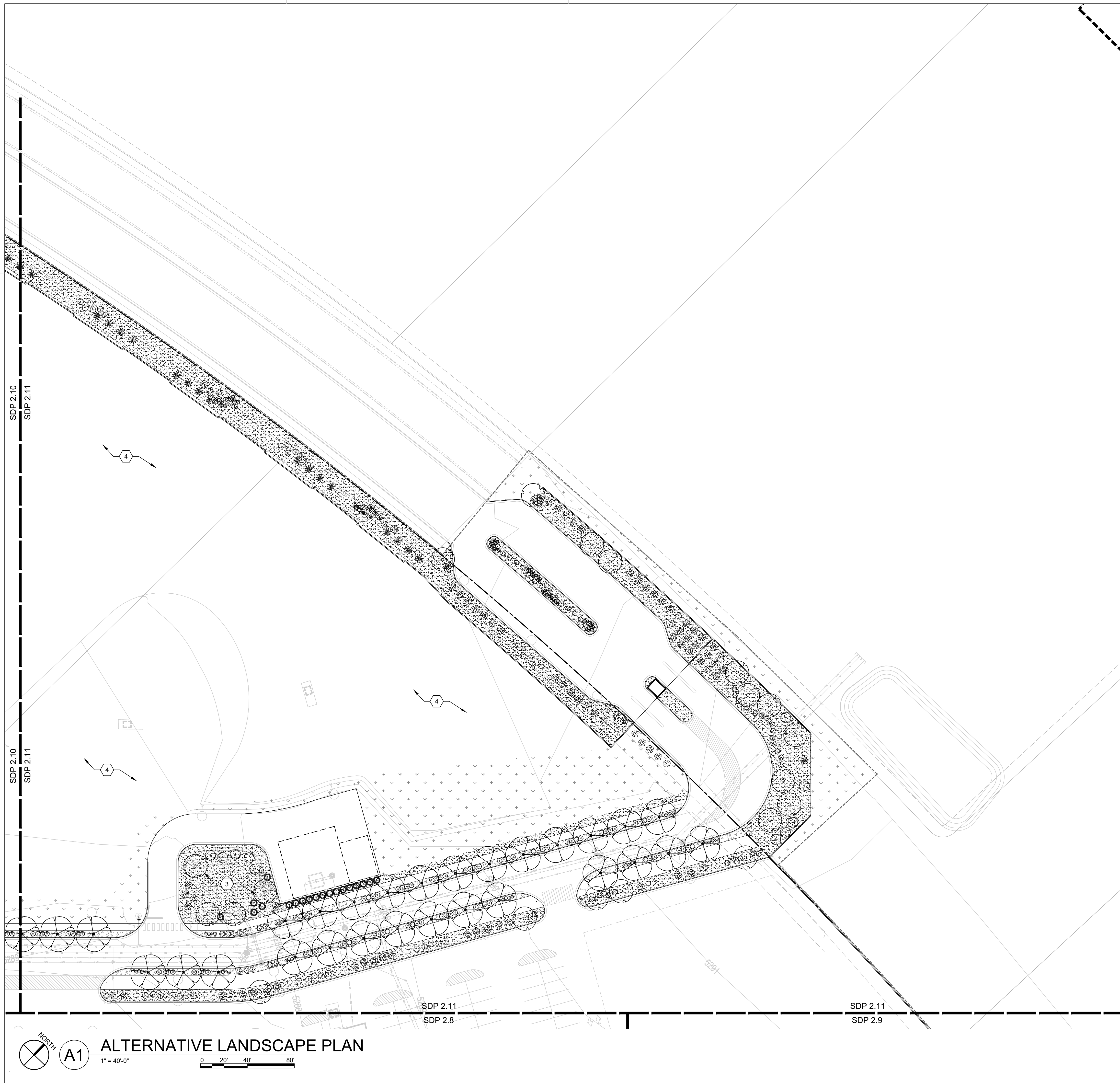
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DATE	09/03/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.

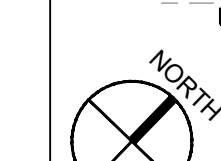
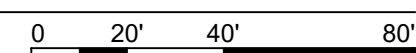
SDP 2.11



A1

ALTERNATIVE LANDSCAPE PLAN

1" = 40'-0"

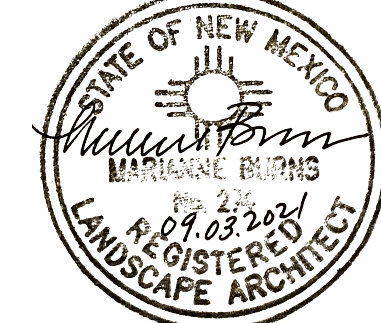


◇ SHEET KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. CLEAR SIGHT TRIANGLE.
3. STORMWATER POND. SEE CIVIL.
4. UNDISTURBED AREAS TO REMAIN.

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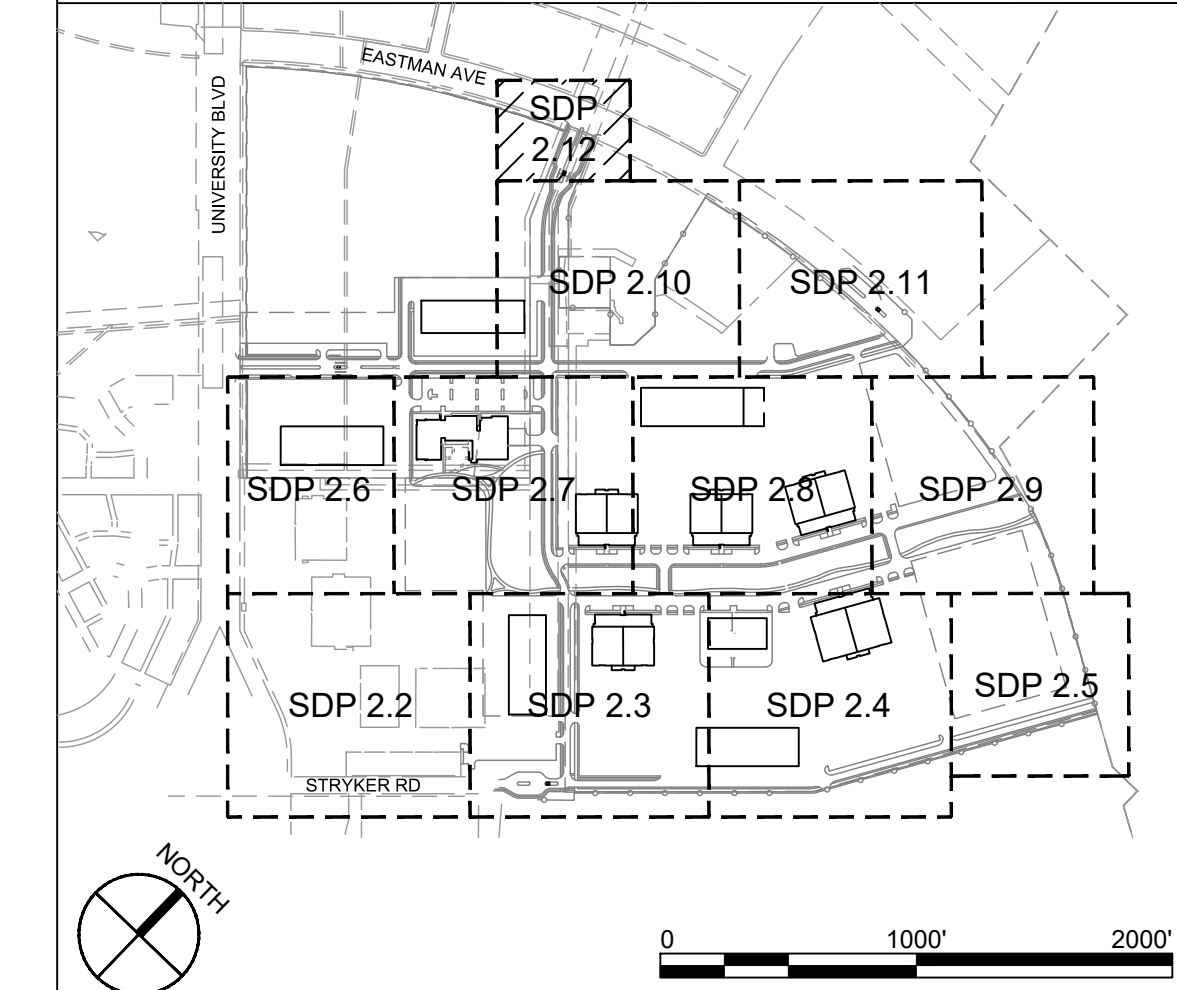
PROJECT

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LEGEND

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- LEVEL B BOUNDARY

KEYPLAN



REVISIONS

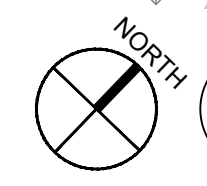
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**ALTERNATIVE
LANDSCAPE PLAN**

SHEET NO.

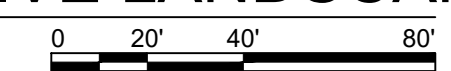
SDP 2.12



A1

ALTERNATIVE LANDSCAPE PLAN

1" = 40'-0"



SDP 2.12
SDP 2.10