

TODD+ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

January 15, 2025

Development Facilitation Team
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Review Comments
Tierra Linda Apartments
Albuquerque, NM
Plan Check No. PR-2021-005630
Project No. 24-2031-01

Dear Development Facilitation Team,

Below, please find our responses to your comments dated 12/11/24:

Code Enforcement

JEFF PALMER

1. Planning calculations do not reflect the required parking for the Clubhouse as a Residential Community Amenity. Need to revise to include Part 14-16-5: Development Standards, 5-5: Parking and Loading.
 - ***Parking spaces for the Residential Community Amenity (Clubhouse/Leasing), have been included in the parking calculations.***
2. Parking calculations are well done for the apartments, but do not reflect the required five percent of off street parking spaces that are required to have EV charging stations (20 spaces), as per IDO 5-5(C)(9)(c).
 - ***Parking calculations now include 12 EV Charging Stations and 102 EV Capable parking spaces. These spaces are called out on the site plan as EV and FEV.***
3. Please note that there are parking credits gained for each EV charging station parking space, which will assist in covering spaces needed for the clubhouse , as noted in comment #1.
 - ***An additional 12 parking spaces have been added to the total parking count for the EV parking credit.***



4019 NORTH 44TH STREET PHOENIX, ARIZONA 85018 | P 602.952.8280 F 602.952.8995

ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

Planning

ROBERT WEBB/JOLENE WOLFLEY

1. Clarify and confirm that all of the Use Specific Standards above are being met.
In addition to the calculations, provide a resubmittal that clearly demonstrates/notes/explains how/where those standards are being met. Along with the relevant Landscaping and Usable Open Space requirements within the U.S.S.
 - **Confirmed, all Use Specific Standards are met.**
2. Modify page 52 of the submittal, applicant letter, which refers to a different project.
 - **The reference to a different project has been removed.**
3. Elevation pages need more information, *Additional detail that specifically demonstrates/notes/explains compliance with all sections within 5-11-D. (5-11-D-1, 5-11-D-2, & 5-11-D-3).
 - **Building elevations have been updated to demonstrate compliance with Sections 5-11-D-1, 5-11-D-2, 5-11-D-3.**
4. Clarify and confirm that all development and landscaping/screening are within private property areas, and not encroaching into the public right of way.
 - **Confirmed, all landscaping and screening walls are on private property.**
5. Clarify and confirm that all landscaping is clear of utility areas and easements.
 - **The easements are shown on the landscape plan, and we have confirmed that there are no conflicts.**
6. Confirm compliance with Section 7 of the DPM Table 7.2.29, regarding Sidewalk width requirements, the landscape buffer, and the maintenance responsibilities.
 - **The recreational trail along Dennis Chavez will be 12' wide, with a 20' buffer. The sidewalk along 98th is 6' wide and has a landscape buffer exceeding 5'. The sidewalk along Ceja Vista is 5' wide with a landscape buffer exceeding 4'.**
7. Clarify if an Infrastructure List will be part of this submittal or will be tied to a plat. If needed and after the IL is approved, a recorded IIA with financial guarantee will be required prior to final sign-off.
 - **An Infrastructure List is attached but the items are already financially guaranteed by Ceja Vista Apartments. The recorded IIA is attached.**
8. Clarify if a replat and dedication of ROW will be needed.
 - **A replat is not required as the Project does not require dedication of ROW. Existing sidewalk along 98th Street at the Dennis Chavez intersection was build outside 98th Street ROW. A sidewalk easement shall be granted to the City of Albuquerque via paper instrument and recorded at the office of the Clerk, Bernalillo County.**
9. The project and application numbers must be added to the Site Plan and any associated IL. Along with the DFT signature block.
 - **Project and application numbers added to the site plan and IL. DFT signature block updated on Site Plan.**

Planning

ROBERT WEBB/JOLENE WOLFLEY

10. Parking calculations need to be verified by Code Enforcement.
 - ***Parking calculations have been updated on the site plan, and are ready for review.***
11. Confirm that you have approvals from Hydrology (G&D), Transportation (TCL), along with Solid Waste and Fire Rescue.
 - ***HZ is tracking the Grading and Drainage Plan submittal to Hydrology on or before February 15, 2025. Todd & Associates is tracking the Building Permit submittal to City on or before May 1, 2025.***
12. Provide a lighting plan per IDO section 5-8.
 - ***Electrical lighting plans have been included with the submittal.***
13. Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.
 - ***All plan sheets are signed and sealed by a design professional licensed in the State of New Mexico.***

Parks & Recreation

HANNAH AULICK

1. Please check tree palette with the City Forestry
 - ***All trees are from the city tree list.***
2. Street trees will be required partially along 98th Street
 - ***Street trees are provided on 98th Street @ 25' O.C.***
3. There is a proposed paved trail along the northern edge of the property. Proposed design must comply with all applicable standards of the IDO related to being adjacent to a trail:
 - ***The trail is existing and complies with the following requirements.***
4. Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.
 - ***Compliant. See Clearance Note on Sheet LP102***
5. Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.
 - ***No refuse area is visible from the trail. There will be a 6' fence (3' CMU with 3' view fence) along the north side of the property, which will screen outdoor loading and refuse areas from trail.***
6. The proposed wall adjacent to the existing paved trail must comply with the following requirements from the DPM and IDO: A minimum 3 foot buffer is required between the private property line or any vertical structures and the trail, which may include the compacted shoulder.
 - ***The proposed trail is 20 feet away from the property line.***

Parks & Recreation

HANNAH AULICK

7. Exposed flat-faced CMU blocks shall not constitute more than 50 percent of any wall facing a public street or City Park or trail.
 - ***The wall will be 3' of split face CMU, topped by 3' of view fence. It will have vertical columns every 20' with a 2" minimum projection, as allowed in option 1, per 5-7(E)(3).***

8. Vertical pilasters with a minimum projection of 2 inches from the public side of the wall surface at intervals of no more than 20 feet in length.
 - ***The wall will be 3' of split face CMU, topped by 3' of view fence. It will have vertical columns every 20' with 2" min projection, as allowed in option 1 per 5-7(E)(3).***

9. Openings distributed throughout the length of the wall equal to at least 5 percent of the wall surface, constructed into the surface or created by using see-through pattern blocks, tubular steel or wrought iron bars, wood, or other grillwork.
 - ***The wall will be 3' of split face CMU, topped by 3' of view fence. It will have vertical columns every 20' with 2" min projection, as in option 1 in 5-7(E)(3).***

10. 5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.
Side and Rear Lot Edges:
Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.
 - a. General
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer area at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
 - ***There is a retaining wall along the western edge that will screen the headlights of parked vehicles. The northern side lot wall shall be 3' of split face CMU, topped by 3' of view fence.***

11. Provide the required organic mulch area for this project on the Landscape Plan
 - ***The required organic mulch calculation is provided in 'Gravel Mulch Coverage' on Sheet LP-101.***

12. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).
5-6(C)(4)(k) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.
 - ***Trees are provided along pedestrian pathways where practical.***

Parks & Recreation

HANNAH AULICK

13. 4-3(B)(8)(a) No more than 40 percent of required usable open space can be private to a household or occur on upper stories of the project buildings unless the site is located in a DT-UC-MS-PT area or is 660 feet or less in any direction of an NR-PO zone district or Major Public Open Space.
 - ***None of the usable open space is private.***

14. 4-3(B)(8)(c)1: This use shall provide, somewhere on the lot, at least 1 tree per ground floor dwelling unit; no additional trees are required for additional units on the third or higher floors.
 - ***Trees number 160 trees in the landscape, which equals the number of first and second floor units. See “Multi-family Landscape Standards” calculations on Sheet LP-101.***

15. 4-3(B)(8)(c)2: 25% of the net lot area shall contain landscaping; playgrounds, sport courts, swimming pools, or similar features may count up to ten percent of net lot landscaping. Tree canopies and ground level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 sf.
 - ***44% of the lot is landscaped. We have one playground in the center of the lot, which comprises 2% of the net lot landscaping. We have 75% vegetation coverage with the appropriate amount coming from trees, see ‘Coverage’ calculations on Sheet LP-101.***

16. 4-3(B)(8)(c)3: Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.
 - ***We only have cool season grasses in the central courtyard area. This area makes up 6% of the landscape area. See ‘Cool Season Grasses’ on LP-101. Warm season grasses are used in the water harvesting area, as well as on the bottom of the detention pond. This makes up 4% of the landscape area. See ‘Warm Season’ Native Grasses in the calculations on Sheet LP-101.***

17. 4-3(B)(8)(d): At least 50 percent of the trees required by Subsection (b) or (c) above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.
 - ***88% of the trees used reach a mature canopy of at least 25 feet, see Sheet LP-101.***

18. Clarify and confirm that all development landscaping/screening are within private property areas and not encroaching into the public right of way. Exception – Street/sidewalk landscape buffer can be within ROW
 - ***Confirmed, all landscaping and screening walls are on private property.***

19. Clarify and confirm that the landscaping is clear of utility areas and easements.
 - ***The easements are shown on the landscape plan, and we have confirmed that there are no conflicts.***

Parks & Recreation

HANNAH AULICK

20. Confirm compliance with section 7 of the DPM Table 7.2.29, regarding sidewalk width requirements, the landscape buffer, and the maintenance responsibilities
 - ***The recreational trail along Dennis Chavez will be 12' wide, with a 20' buffer. The sidewalk along 98th is 6' wide and has a landscape buffer exceeding 5'. The sidewalk along Ceja Vista is 5' wide with a landscape buffer exceeding 4'.***
21. 5-6 Landscaping, buffering, and screening.
 - ***Landscape Plan, Sheet LP-101, includes dimensions for building setbacks, buffers, sidewalks and trail, and the wall locations.***
22. 5-6(C)(4)(g) all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
 - ***All vegetation is from Albuquerque and Water Authority approved plant list.***
23. Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.
 - ***Organic mulch is specified at 3" deep. See Mulch Table on Sheet LP-101.***

Transportation

1. Please show width of existing sidewalks, multi-use trail and landscape buffers. Dennis Chavez is a Principal Arterial and 98th Street is a proposed Minor Arterial with both requiring 6' sidewalks with 5' to 6' landscape buffers. Ceja Vista is a local road and requires 5' sidewalk with 4' to 6' landscape buffer.
 - ***Street sections are shown on Sheets titled Proposed Street Section sheets 1 thru 4 and meet the requirements indicated above.***
2. Transportation has an approved Conceptual TCL dated 11/21/2024. A letter showing the current state of infrastructure completed will be required prior to clearing TIS requirement for the site plan approval. Prior to building permit a full TCL will be required.
 - ***A traffic scoping meeting was held 12/5/24 with City / County & NMDOT where it was decided a TIS for the site was not required. The required letter indicating current state of infrastructure completed is attached.***

If you have any questions on the above, please don't hesitate to give me a call.

Sincerely,

Pete Gormley, AIA, NCARB, LEED AP
Architect | Senior Project Designer
TODD & ASSOCIATES, INC.

January 14, 2025

Mr. XXXXX
XXXX
XXXX
XXXX
XXXX

Reference: **Project Number 2021-005630**
DFT Comment Response Letter

Dear XXXX,

Below are DFT review comments and response.

Transportation

Comment #1: *Please show width of existing sidewalks, multi-use trail and landscape buffers. Dennis Chavez is a Principal Arterial and 98th Street is a proposed Minor Arterial with both requiring 6' sidewalks with 5' to 6' landscape buffers. Ceja Vista is a local road and requires 5' sidewalk with 4' to 6' landscape buffer.*

Response: Street sections are shown on Sheets titled Proposed Street Section sheets 1 thru 4 and meet the requirements indicated above.

Transportation

Comment #2: *Transportation has an approved Conceptual TCL dated 11/21/2024. A letter showing the current state of infrastructure completed will be required prior to clearing TIS requirement for the site plan approval. Prior to building permit a full TCL will be required.*

Response: A traffic scoping meeting was held 12/5/24 with City / County & NMDOT where it was decided a TIS for the site was not required. The required letter indicating current state of infrastructure completed is attached.

Hydrology

Comment #2: *Hydrology need to approve the Grading & Drainage Plan prior to Building Permit.*

Response: HZ is tracking the Grading and Drainage Plan submittal to Hydrology on or before February 15, 2025. Todd & Associates is tracking the Building Permit submittal to City on or before May 1, 2025.

Planning Pages 3 & 4

Comment: *Verification of standards per Transportation. Please show width of existing sidewalks, multi-use trail and landscape buffers. Dennis Chavez is a Principal Arterial and 98th Street is a proposed Minor Arterial with both requiring 6' sidewalks with 5' to 6' landscape buffers. Ceja Vista is a local road and requires 5' sidewalk with 4' to 6' landscape buffer.*

Comment: Clarify if an Infrastructure List will be part of this submittal or will be tied to a plat. If needed and after the IL is approved, a recorded IIA with financial guarantee will be required prior to sign-off.

Response: An Infrastructure List is attached but the items are already financially guaranteed by Ceja Vista Apartments. The recorded IIA is attached.

Comment: Clarify if a replat and dedication of ROW will be needed.

Response: A replat is not required as the Project does not require dedication of ROW. Existing sidewalk along 98th Street at the Dennis Chavez intersection was build outside 98th Street ROW. A sidewalk easement shall be granted to the City of Albuquerque via paper instrument and recorded at the office of the Clerk, Bernalillo County.

Comment: The project and application numbers must be added to the Site Plan and any associated IL. Along with the DFT signature block.

Response: Project and application numbers added to the site plan and IL. DFT signature block updated on Site Plan.

ABCWUA

Comment #1: *The status of the Request for Availability Statement for 241106 submitted on 11/13/24 is Researching. The Development Agreement for Ceja Vista has expired.*

Response: HZ is tracking the Availability Statement thru the WUA portal and has been working with Mr. Ed Kemp at the WUA. We understand the existing WUA infrastructure has adequate water pressure and capacity for both water and sewer. The proposed site utilities are private so we are expecting to install connections to WUA infrastructure via connection permit.

Thank-you for your time and if you have any questions or comments please call me at (505)-235-7211. My email address is seddings@huitt-zollars.com.

Sincerely,
HUITT-ZOLLARS, INC.

A handwritten signature in blue ink that reads 'Scott Eddings'.

Scott Eddings, PE
Vice President

SHEET INDEX

- A0.0 COVER
- A0.1.0 OVERALL SITE PLAN
- A0.4.1.1 BUILDING TYPE 1 ELEVATIONS
- A0.4.1.2 BUILDING TYPE 1 ELEVATIONS
- A0.4.1.3 BUILDING TYPE 2 ELEVATIONS
- A0.4.1.4 BUILDING TYPE 3 ELEVATIONS
- A0.4.1.5 CLUBHOUSE ELEVATIONS

DATA

TIERRA LINDA APARTMENTS- PROJECT DESCRIPTION:
 THE PROJECT IS A MULTIFAMILY APARTMENT RESIDENTIAL COMMUNITY CONSISTING OF 240 DWELLING UNITS. THERE ARE THREE RESIDENTIAL BUILDING TYPES (10 RESIDENTIAL BUILDINGS), 3 STORES MAXIMUM IN HEIGHT, THE ONE STORY LEASING / CLUBHOUSE & FITNESS CENTER, HAS AN OUTDOOR PATIO / BBQ. ON-SITE PARKING WILL BE PROVIDED IN CLOSE PROXIMITY TO THE DWELLING UNITS AS WELL AS STANDARD CARPORTS AND SOLAR CARPORTS.

GENERAL BUILDING CODE ANALYSIS:
 PROPOSED USE: MULTIFAMILY RESIDENTIAL

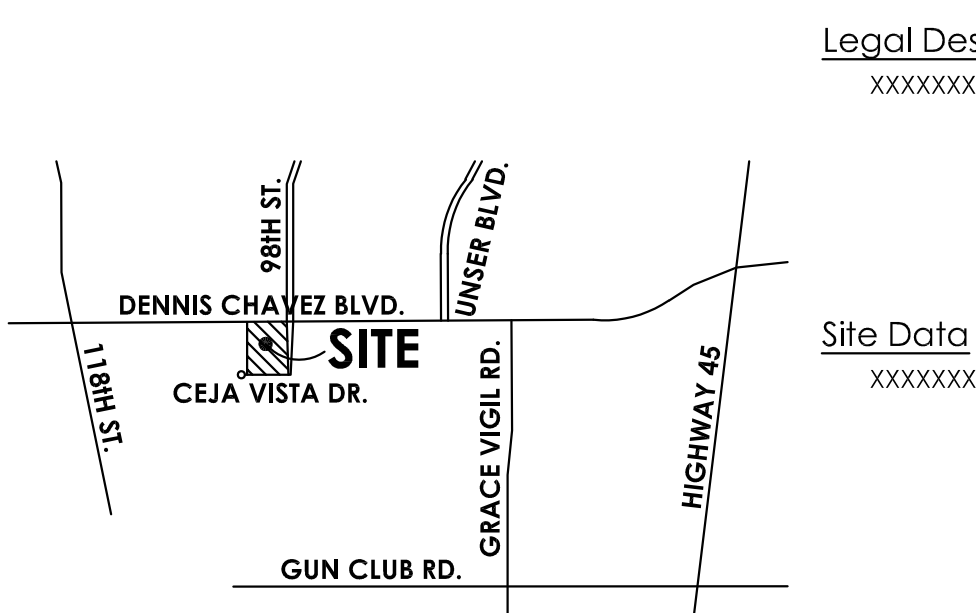
OCCUPANCIES: R-2 = RESIDENTIAL UNITS
 B = LEASING & OFFICES
 A-3 = CLUBHOUSE, AMENITY AREAS & FITNESS

CONSTRUCTION TYPE: V8 = CLUBHOUSE BUILDING w/ AUTOMATIC SPRINKLER SYSTEMS, NFPA 13
 VA = RESIDENTIAL BUILDINGS w/ AUTOMATIC SPRINKLER SYSTEMS, NFPA 13R

AUTHORITIES HAVING JURISDICTION & ASSOCIATED CODES AND REGULATIONS: (CITY OF ALBUQUERQUE & AMENDMENTS)
 2021 NEW MEXICO COMMERCIAL BUILDING CODE
 2020 NEW MEXICO ELECTRICAL CODE
 2021 NEW MEXICO MECHANICAL CODE
 2021 NEW MEXICO PLUMBING CODE
 2021 NEW MEXICO RESIDENTIAL ENERGY CONSERVATION CODE PART 1
 2021 NEW MEXICO RESIDENTIAL ENERGY CONSERVATION CODE PART 2

2021 IBC (INTERNATIONAL BUILDING CODE)
 2021 IMC (INTERNATIONAL MECHANICAL CODE)
 2021 IPC (INTERNATIONAL PLUMBING CODE)
 2021 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
 2021 IFCC (INTERNATIONAL FIRE CODE)
 2000 NEC (NATIONAL ELECTRICAL CODE)
 2021 IFC (INTERNATIONAL FIRE CODE)
 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN
 2009 ICC A117.1 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES)

VICINITY



Legal Description

XXXXXXX

Site Data

XXXXXXXX

NOTES

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NOTE:
 This project has been designed for Tierra Linda Apartments as a "for rent" apartment community, individual ownership of the units was not part of the design criteria for this project. Todd & Associates, Inc. assumes no responsibility or liability in change of ownership from original design intent.

DEFERRED SUBMITTALS

THE FOLLOWING IS A LIST OF DEFERRED SUBMITTALS:

1. FIRE ALARM SYSTEMS
2. FIRE PROTECTION SPRINKLER SYSTEMS
3. PRE-MANUFACTURED WOOD ROOF TRUSSES
4. PRE-MANUFACTURED WOOD FLOOR TRUSSES

PROJECT NUMBER: PR-2021-005630

Application Number: SI-2024-01679-SITE PLAN DFT

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary
 12/16/22

BUILDING SAFETY AND FIRE DIVISION NOTES:

FIRE NOTES:

TURNING RADIUS:
 INSIDE 30'
 OUTSIDE 50'

FIRE APPENDIX D:

PROJECT

TIERRA LINDA APTS.

Albuquerque, New Mexico

Project No. 24-2031-01

Project Log No. -

-

Date 01-15-2025

DFT Resubmittal

Client:
DBG Properties LLC
 2164 SW Parl Pl.
 Portland, OR 97205



CONTACT



4019 N. 44TH ST. / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM

CONSULTANTS

Architectural:
 Todd & Associates, Inc.
 4019 N. 44th St.
 Phoenix, AZ 85018
 (602) 952-8280
 (602) 952-8995 FAX

Structural:
 Caruso Turley Scott
 1215 W. Rio Salado Pkwy, #200
 Tempe, AZ 85281
 480-774-1733

Sandy Herd
 Aclash Krishna

Civil:
 Hult-Zollars
 5050 N 40th St, Suite 100
 Phoenix, AZ 85018
 (602) 252-8384

Scott Eddings
 Nina Villa

Fire Protection:
 Pyro Tech Design, LLC
 3018 W. Gran Paradiso Dr.
 Phoenix, AZ 85086
 623-987-9349

Robert Ballam

Mechanical/Plumbing:

NP Mechanical
 17215 N. 72nd Dr. #D145
 Glendale, AZ 85308
 602-249-6311

Jorge Suchill (Mechanical)
 Art Romero (Plumbing)

Electrical:

NP Engineering
 4115 N 15th Ave
 Phoenix, AZ 85015
 480-813-9000

Richard Panopio
 Karl Johns

Landscape:

Consensus Planning
 308 8th, NW
 Albuquerque, NM 87102
 505-764-9801

Ashlie Maxwell
 Viktorija Kristupaitis

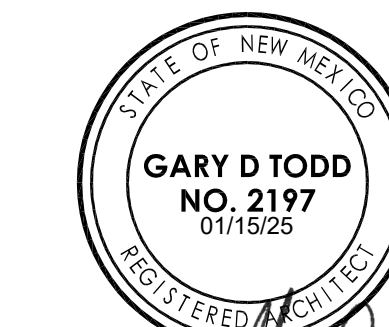
Solar:

Hawkins Design Group
 1140 W Harwell Rd
 Gilbert, AZ 85233
 480-813-9000

Tristan Dunton

REVISIONS

Rev.	Date:	Description:
△		
△		
△		
△		



[Signature]

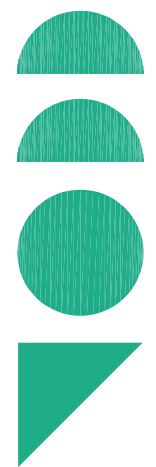
TIERRA LINDA APARTMENTS

PROJECT NO. 24-2031-01

DATE 01-15-25

DFT Resubmittal

TODD + ASSOCIATES



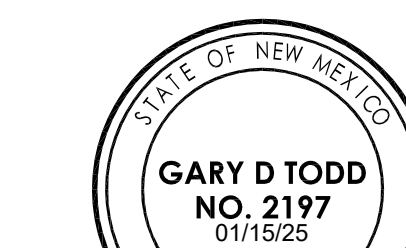
PROJECT

NO. 24-2031-01
TIERRA LINDA APARTMENTS

Albuquerque, NM

DBG PROPERTIES LLC

2164 SW Park Pl.
 Portland, OR 97205
 503-860-3298 p



TODD + ASSOCIATES
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE · PLANNING · LANDSCAPE ARCHITECTURE

4019 N. 44TH ST. / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM

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01-10-2025
 DD PROGRESS PRINT

Proj Mgr.:
 Drawn By:
 Rev. Date: Description:

OVERALL
 SITE PLAN

A1.0

SITE DATA

ASSESSOR'S PARID 100905311031530146
SITE AREA:
 GROSS SITE AREA +/- 11.194 AC
 NET SITE AREA +/- 11.194 AC
ZONING:
 EXISTING ZONING R-ML
 PROPOSED ZONING R-ML
DENSITY ALLOWED
 DENSITY ALLOWED NO STANDARD
 GROSS DENSITY PROVIDED +/- 21.44 DU/AC

BUILDING HEIGHT:
 BUILDING HT. - MAX. ALLOWED 38'
 BUILDING HT. - PROVIDED 3 STORIES

SETBACKS:
 FRONT BUILDING SETBACK MINIMUM 15'
 SIDE BUILDING SETBACK MINIMUM 10'
 REAR BUILDING SETBACK MINIMUM 15'

UNIT MIX:

APARTMENT TYPE & MIX			
UNIT TYPE	RATIO	#DU	
A1 1BR/1BA	5.0%	12	
B1 2BR/2BA	45.0%	108	
C1 3BR/2BA	45.0%	108	
D1 4BR/2BA	5.0%	12	
TOTAL	100.0%	240	

ACCESSIBLE UNITS:

UNIT TYPE	TARGET RATIO	REQ.	PROV.
1BR/1BA	12 x .05	1.0	1
2BR/2BA	108 x .05	6.0	4
3BR/2BA	108 x .05	6.0	6
4BR/2BA	12 x .05	1.0	1
TOTAL	240 x .05	12.0	12

HEARING IMPAIRED UNITS:

UNIT TYPE	TARGET RATIO	REQ.	PROV.
1BR/1BA	12 x .02	1.0	1
2BR/2BA	108 x .02	3.0	2
3BR/2BA	108 x .02	3.0	1
4BR/2BA	12 x .02	1.0	1
TOTAL	240 x .02	5.0	5

PARKING:
 PARKING REQUIRED (8.5' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)

UNIT TYPE	#DU	P.S.	RATIO	REQ.
A 1BR/1BA	12	1.2 P.S./DU	1.5	
B 2BR/2BA	108	1.6 P.S./DU	173	
C 3BR/2BA	108	1.8 P.S./DU	195	
D 4BR/2BA	12	1.8 P.S./DU	22	
TOTAL				405

(1.69 P.S./DU)

PARKING PROVIDED

UNCOVERED PARKING	253
CARPORIT	122
RESIDENTIAL COMMUNITY AMENITY	
6,181 GSF / 1000 X 3 =	21
EV PARKING CREDIT - 12 EV SPACES	12
TOTAL PARKING PROVIDED	408

(1.70 P.S./DU)

ACCESSIBLE PARKING REQUIRED - SURFACE 15
 ACCESSIBLE PARKING PROVIDED - SURFACE 15

BIKE PARKING REQUIRED: 10% x 405 S.P. = 41
 BIKE PARKING PROVIDED: 12 INDOOR SPACES (CLUB)
 30 OUTDOOR SPACES (THROUGHOUT SITE)
 42 TOTAL SPACES

MOTORCYCLE PARKING REQUIRED: 3 SPACES
 MOTORCYCLE PARKING PROVIDED: 6 SPACES (4'X8' EACH)

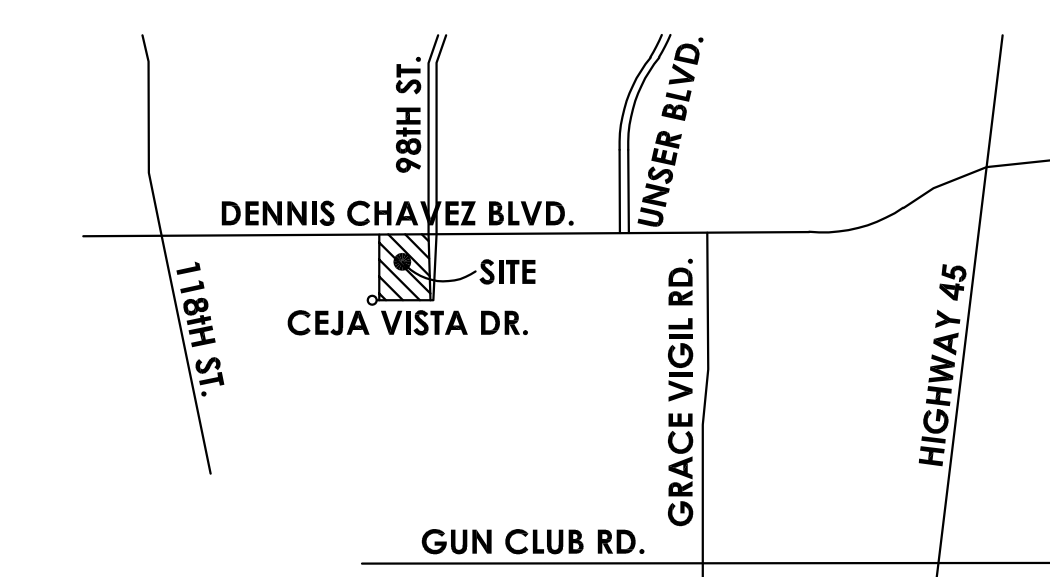
EV CAPABLE PARKING REQUIRED: 405 x 0.25 = 102 SPACES
 EV CAPABLE PARKING PROVIDED: 102 SPACES

OPEN SPACE:
 USABLE OPEN SPACE REQUIRED

UNIT TYPE	#DU	RATIO	REQ.
A 1BR/1BA	12	225 S.F./DU	2,700
B 2BR/2BA	108	285 S.F./DU	30,780
C 3BR/2BA	108	350 S.F./DU	37,800
D 4BR/2BA	12	350 S.F./DU	4,200
TOTAL			75,480
			(1.73 AC)
PROVIDED			165,038
			(3.79 AC)
PRIVATE OPEN SPACE:			NOT REQUIRED

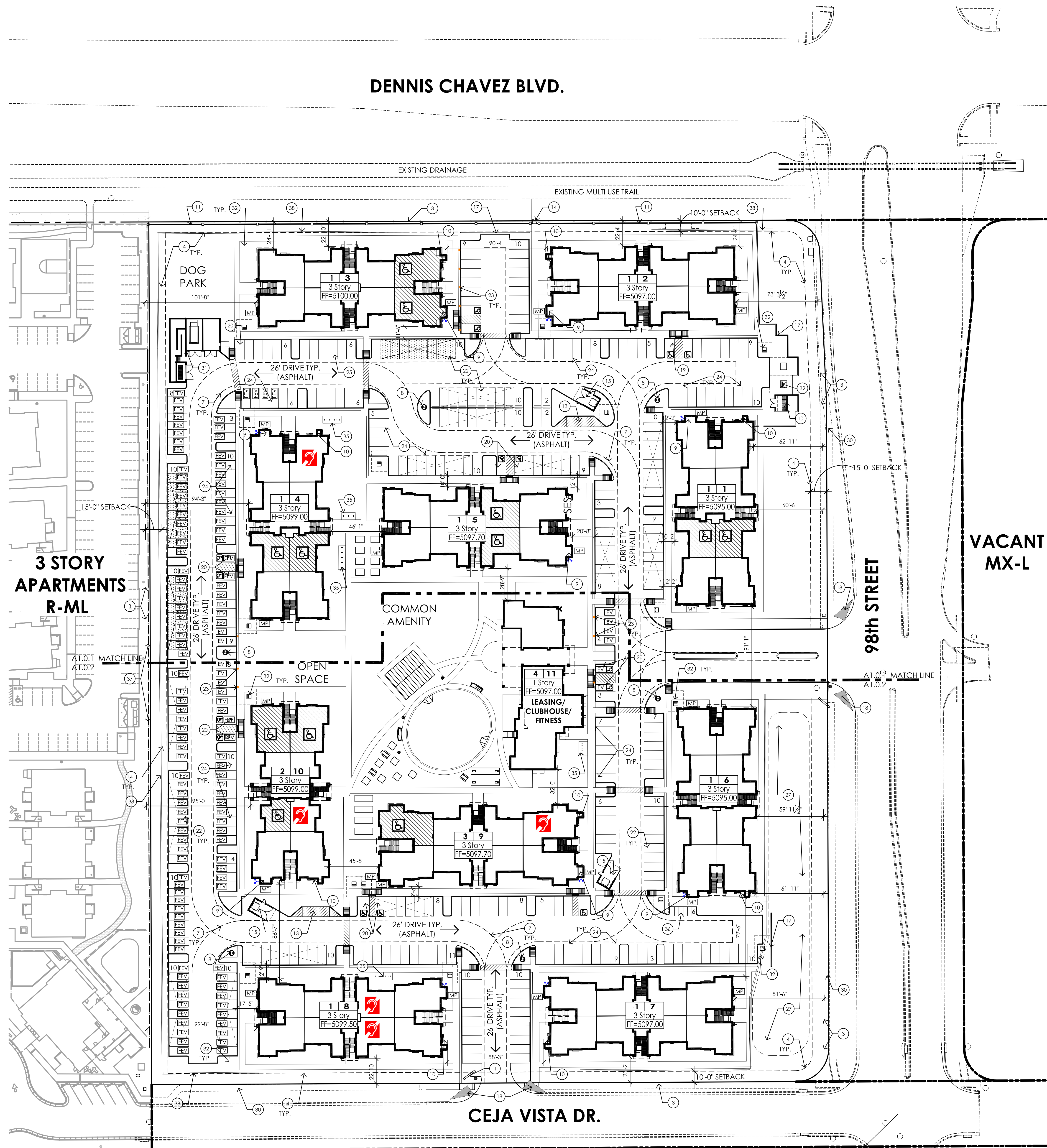
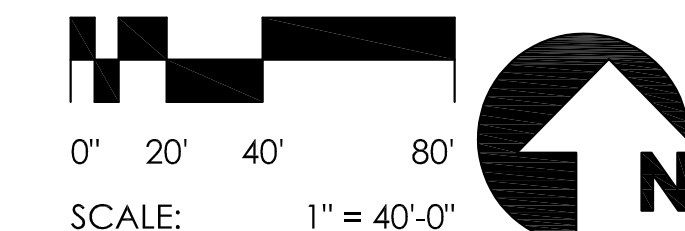
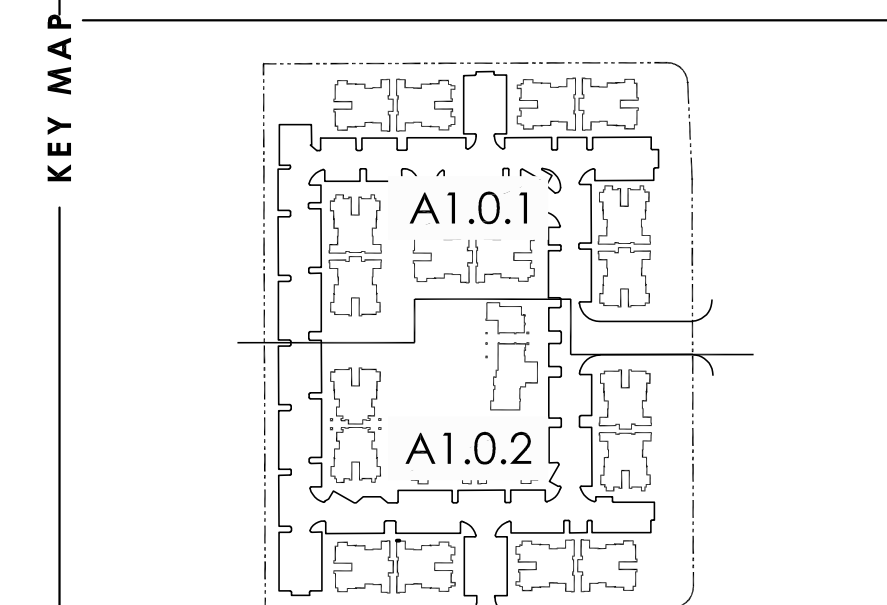
*EV CAPABLE: PARKING SPACES THAT HAVE THE ELECTRICAL PANEL CAPACITY AND CONDUIT INSTALLED DURING CONSTRUCTION TO SUPPORT FUTURE IMPLEMENTATION OF EV CHARGING WITH 208/240-VOLT (OR GREATER), 40-AMPERE (OR GREATER) CIRCUITS.

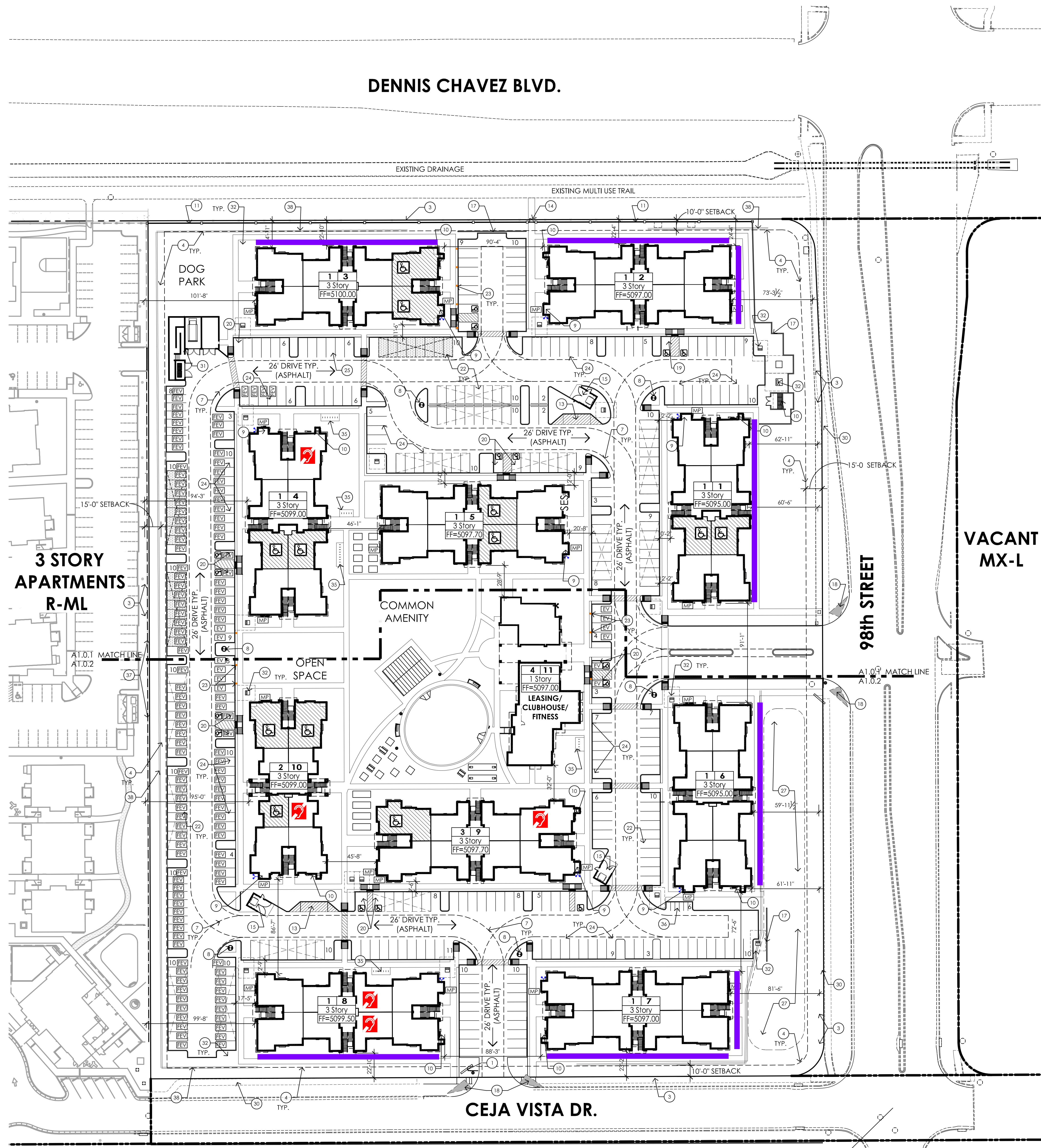
VICINITY MAP



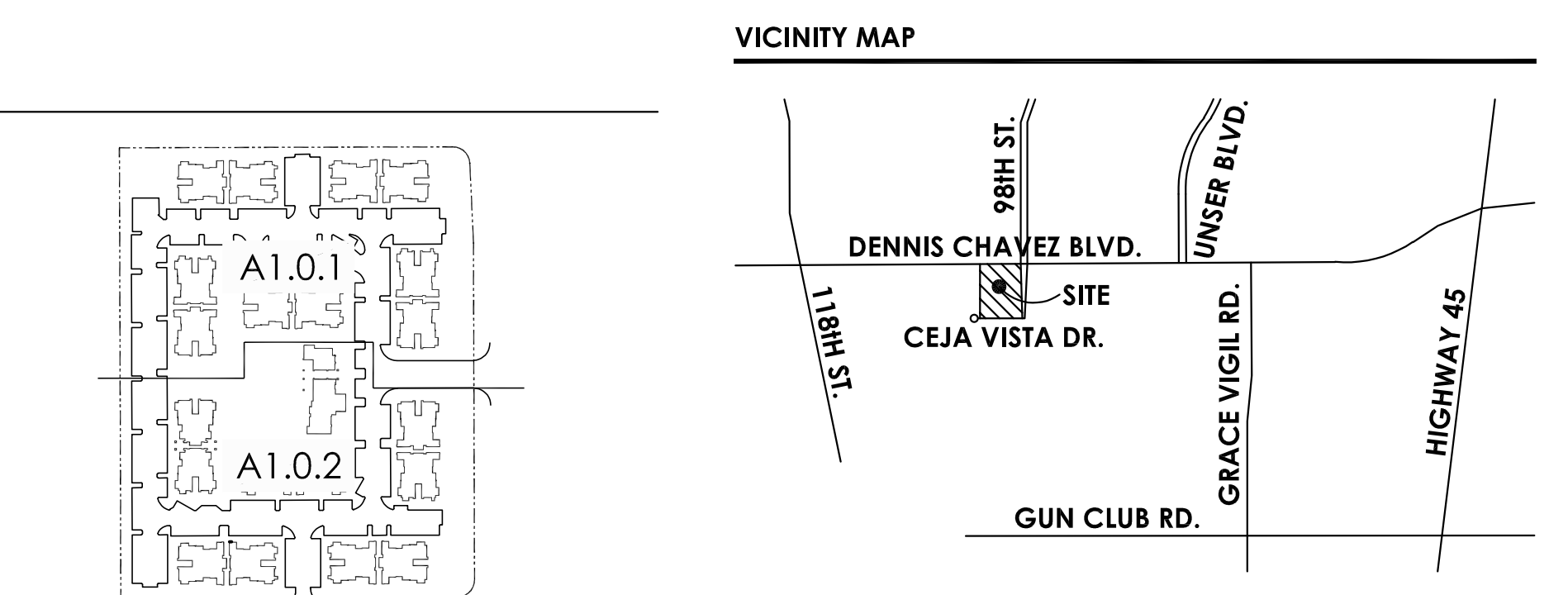
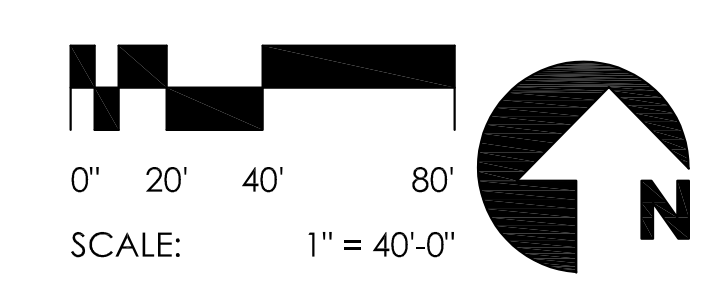
- KEYNOTES**
- MONUMENT SIGN
 - DIRECTORY/CALL BOX
 - PROPERTY LINE, TYP.
 - BUILDING SETBACK LINE, TYP.
 - ASPHALT PAVING - SEE CIVIL
 - BUILDING SIGNAGE LOCATION - SEE EXTERIOR BLDG. ELEVATIONS
 - FIRE TRUCK TURNING RADIUS, 48' OUTSIDE - 28' INSIDE
 - FIRE HYDRANT - SEE CIVIL
 - RISER ROOM / FDC WITH KNOX BOX PER IFC 506.1
 - SES (SERVICE ENTRANCE SECTION) - SEE ELECTRICAL
 - 3'-0" VIEW FENCE ON 3' CMU WALL
 - CMU PERIMETER WALL
 - LOADING AREA
 - RESIDENT PEDESTRIAN GATE ACCESS
 - TRASH / RECYCLE ENCLOSURE - CMU & SOLID METAL GATES - SEE COMPACTOR OPERATIONAL PROCEDURES PLAN
 - 5' PEDESTRIAN SIDEWALK
 - 3' PARKING SCREEN WALL
 - SIGHT VISIBILITY TRIANGLE
 - ACCESSIBLE PARKING, 8'-6" X 18' TYP. W/5' AISLE
 - VAN ACCESSIBLE PARKING, 11' X 18' TYP. W/8' AISLE
 - PARKING CANOPY
 - SOLAR PARKING CANOPY
 - ELECTRIC VEHICLE (EV) CHARGING STATION
 - FUTURE ELECTRIC VEHICLE (FEV) CHARGING STATION
 - 8'-6" X 18' TYP. PARKING SPACE (8'-6" X 18' W/1'-6" OVERHANG)
 - CURB RAMP
 - RETENTION AREA, SEE CIVIL DWGS.
 - SOLAR BATTERIES
 - BUILDING ROOF DRAIN TO DAYLIGHT
 - EXISTING SIDEWALK - SEE CIVIL DRAWINGS
 - 8' HIGH RESIDENT CONVENIENCE TRASH DUMPSTER ENCLOSURE
 - TRANSFORMER LOCATION - SEE ELECTRICAL
 - CROSSWALK AND STOP BAR STRIPING
 - 30" X 30" STOP SIGN
 - BICYCLE PARKING RACK
 - 4' X 8' TYP. MOTORCYCLE PARKING STALL
 - EXISTING 6' HIGH MASONRY WALL
 - RETAINING WALL PER CIVIL

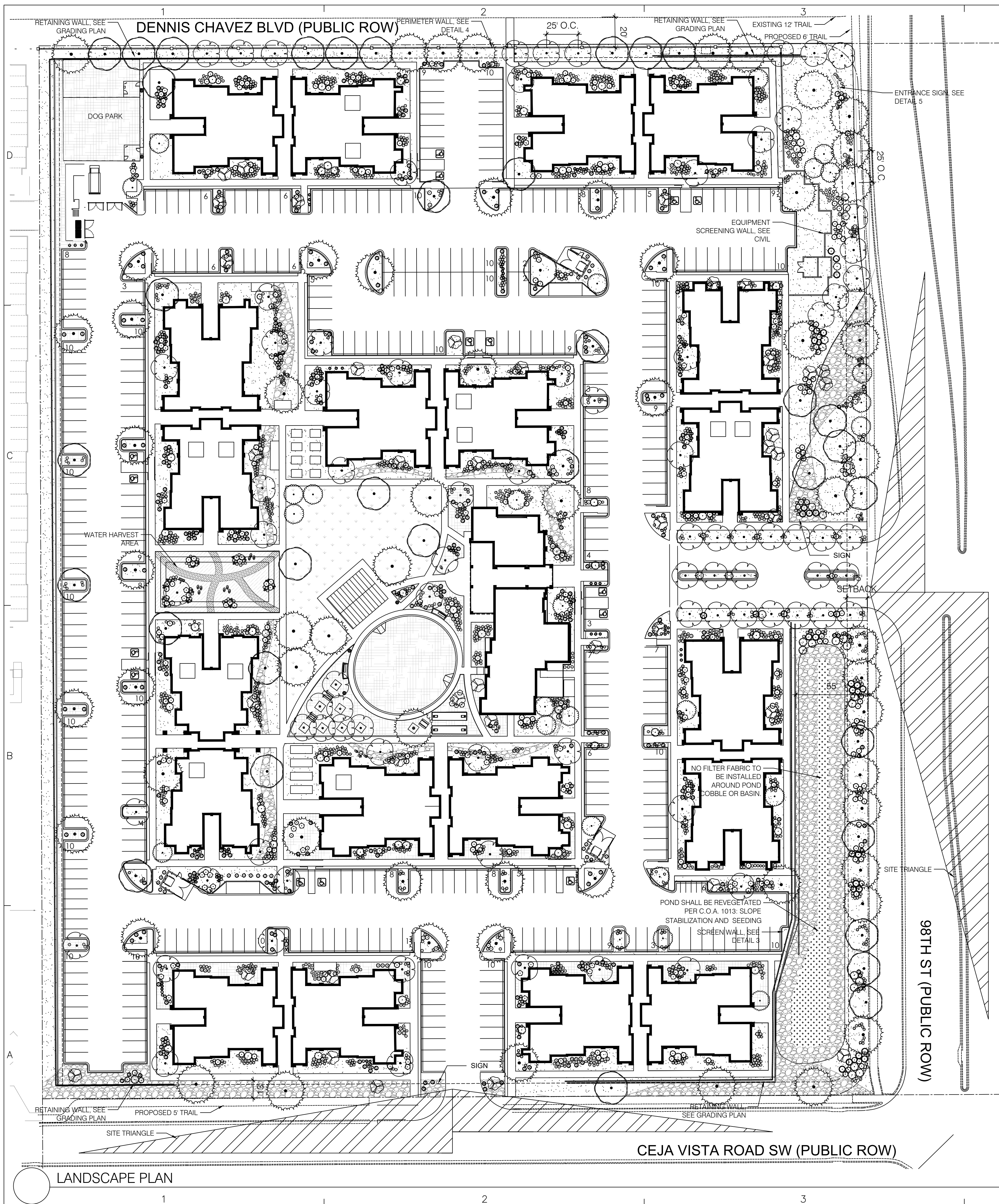
- SYMBOLS**
- BUILDING TYPE
 - BUILDING NUMBER
 - 3 STORY
 - NUMBER OF STORIES
 - FINISH FLOOR ELEVATION - VERIFY WITH CIVIL
 - TYPE 'A' UNIT LOCATION
 - THIRD FLOOR UNIT TYPE
 - SECOND FLOOR UNIT TYPE
 - FIRST FLOOR UNIT TYPE
 - PARKING CANOPY
 - SOLAR PARKING CANOPY
 - PROPERTY LINE
 - ACCESSIBLE PARKING SPACE
 - VAN
 - ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-0"; MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
 - ACCESSIBLE PARKING SIGN
 - FIRE LANE SIGN - PER CITY OF MARICOPA DETAILS. FIRE LANE TO HAVE SIGNS @ 75' O.C. MAX. AND RED PAINTED CURBS
 - FIRE HYDRANT, SEE CIVIL
 - FIRE DEPARTMENT CONNECTION (FIRE HYDRANT NO MORE THAN 100'-0" FROM FDC)
 - HOSE VALVE CABINET
 - TRANSFORMER - REFER TO ELECTRICAL & UTILITY PROVIDER DRAWINGS
 - METER PAKK - REFER TO ELECTRICAL DRAWINGS
 - BUILDING IDENTIFICATION SIGNAGE LOCATION
 - ELECTRIC VEHICLE CHARGING STATION (INSTALLED) 12 SPACES REQUIRED
 - FUTURE EV CHARGING STATION, INSTALL CONDUIT AND WIRE TO LOCATIONS SHOWN, INSTALL PULL BOX AND PEDESTRIAN TRAFFIC LED FLUSH WITH SIDEWALK 408 P5 X .25 = 102 EV CAPABLE SPACES
 - EV CHARGING UNIT PULL BOX
 - TYPE A UNIT LOCATIONS - 1ST FLOOR
 - IMAGINARY PROPERTY LINE
 - THIRD FLOOR UNIT NUMBER
 - SECOND FLOOR UNIT NUMBER
 - FIRST FLOOR UNIT NUMBER
 - SENSORY IMPAIRED UNITS
 - BUILDING FOOTPRINT
 - FIRE TURNING RADIUS
 - INSIDE RADIUS 28'-0"
 - OUTSIDE RADIUS 48'-0"
 - OUTDOOR BICYCLE PARKING






 BUILDING FACADES WITH 20% GLAZING AT 1ST FLOOR ONLY

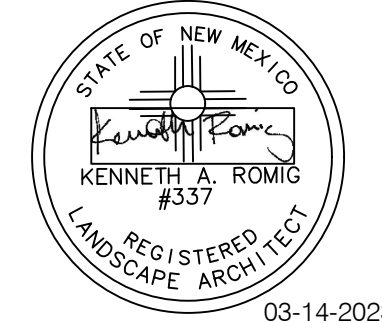




PLANT SCHEDULE				LANDSCAPE CALCULATIONS	
SYMBOL	BOTANICAL COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE	
82	Acer negundo Box Elder	2.5" cal.	30'X25'	MED	492,658 SF - 116,587 SF 376,071 SF
39	Chilopsis linearis Desert Willow	2" cal.	15' x 25'	LOW	94,018 SF (25%) / 171,400 SF (46%) COMPLIANT
23	Juniperus scopulorum "Skyrocket" Skyrocket Juniper	B&B	15'x3'	LOW	PLAYGROUNDS, SPORTS COURTS, SWIMMING POOLS OR SIMILAR FEATURES MAY COUNT FOR UP TO 10% OF NET LOT LANDSCAPE ALLOWED/PROVIDED UP TO 17,140 SF (10%) / 4,658 SF (3%) COMPLIANT
26	Malus x 'Spring Snow' Spring Snow Crabapple	2" cal.	20'x15'	LOW	COVERAGE: IDO 5-6(C)(2)(C) LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.
61	Pinus nigra Austrian Pine	2.5" B&B	50'x30'	LOW	REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE 128,550SF (75%) 141,734 SF (83%) REQUIRED/PROVIDED GROUND-LEVEL COVERAGE 42,850 SF (25%) 34,306 SF (25%) COMPLIANT
36	Ulmus x 'Frontier' Frontier Elm	2.5" cal.	30'X25'	MED	PARKING LOT INTERIOR, TREE REQUIREMENTS 5-6(F)(2) PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK. PARKING LOT SPACES PROVIDED 396 REQUIRED/PROVIDED PARKING LOT TREES: 40/40 COMPLIANT
321	Achillea millefolium Moonshine Yarrow	3 gal.	1' x 2'	Low	PARKING LOT LANDSCAPE AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED. TOTAL PARKING LOT AREA: 141,785 SF REQUIRED/PROVIDED LANDSCAPE AREA: 21,268 SF (15%) / 36,958 SF (26%) COMPLIANT
153	Calamagrostis x acutiflora Feather Reed Grass	3 gal.	3' x 2'	Low	ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN PLANTING 3 FEET IN HEIGHT. COMPLIANT, SCREENING WALLS PROVIDED
205	Chamaebatiaria millefolium Fernbush	5 gal.	5' X 4'	Low	ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 8 SHRUBS PER 25 FEET OF THE PARKING EDGE. COMPLIANT, SCREENING WALLS PROVIDED
9	Cistus x purpureus Orchid Rockrose	5 gal.	4' x 4'	Low	STREET TREES ID05-6 (E) (2) STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C. (DENNIS CHAVEZ BLVD); STREET FRONTAGE- 594'
324	Dasylirotin wheeleri Grey Desert Spoon	3 gal.	2' x 2'	Low	REQUIRED/PROVIDED STREET TREES = 24/24 COMPLIANT REQUIRED/PROVIDED STREET TREES= 27/27 COMPLIANT
134	Ericameria nauseosa Rubber Rabbitbrush	5 gal.	4' x 4'	Low	LANDSCAPE SHALL APPLY PURSUANT TO IDO 5-6 LANDSCAPE BUFFERING AND SCREENING.
54	Forestiera neomexicana New Mexico Privet	15 gal.	8' x 6'	Low	'COOL SEASON' GRASSES NO MORE THAN 10% (20% IS MULTI-FAMILY ZONING) OF REQUIRED LANDSCAPE AREAS SHALL BE 'COOL SEASON' GRASS SPECIES. ALLOWABLE GRASS AREA 34,280 SF (20%) PROVIDED GRASS AREA 10,567 SF (6%) COMPLIANT
21	Gaillardia x grandiflora Blanketflower	1 gal.	1' x 2'	Low	'WARM SEASON' NATIVE GRASSES IN MULTI-FAMILY HOUSING UP TO 70% OF THE REQUIRED LANDSCAPE AREAS CAN BE 'WARM SEASON' GRASSES. ALLOWABLE NATIVE GRASS AREA 119,980 SF (70%) PROVIDED NATIVE GRASS AREA 6,982 SF (4%) COMPLIANT
29	Mahonia haematocarpa Red Barberry	5 gal.	8' x 6'	Low	MULTI-FAMILY LANDSCAPE STANDARDS PROVIDE ONE TREE PER GROUND AND SECOND FLOOR DWELLING UNITS NUMBER OF GROUND AND SECOND FLOOR DWELLING UNITS 160 NUMBER OF TREES REQUIRED/PROVIDED 160/267 COMPLIANT
112	Melampodium leucanthum Blackfoot Daisy	1 gal.	1' x 2'	Low	MULTI-FAMILY: AT LEAST 50% OF THE REQUIRED TREES (FOR GROUND AND SECOND FLOOR) SHALL BE DECIDUOUS SHADE TREES OR CONIFEROUS TREES CAPABLE OF ATTAINING A CANOPY DIAMETER OF AT LEAST 25'. REQUIRED/ PROVIDED 134 (50%) / 218 (88%) COMPLIANT
686	Nepeta x faassenii Catmint	3 gal.	2' x 2'	Low	GRVEL MULCH COVERAGE LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA
46	Nolina microcarpa Sacahuista	1 gal.	4' x 3'	Low	REQUIRED: PROVIDED: 128,550 SF (75%) 127,345 SF (74%) COMPLIANT
17	Penstemon pinifolius Threadleaf Bear-tongue	1 gal.	1' x 2'	Low	ORGANIC MULCH: 44,055 SF (26%)
315	Autumn Amber Sumac Sporobolus wrightii Big Sacaton	5 gal. 5 gal.	2' x 3' 5' x 5'	Low Low	PLANT MATERIALS ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.
29	Teucrium chamaedrys 'Nanum' Creeping Germander	5 gal.	1' x 2'	Low	CLEAR SIGHT DISTANCE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUB PLANTINGS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
458	Yucca glauca Soapweed	1 gal.	4' x 3'	Low	
159	Zinnia grandiflora Rocky Mountain Zinnia	5 gal.	1' x 1'	Low	
49		1 gal.	1' x 1'	Low	



CONSULTANTS
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com



03-14-2023

SUBMITTAL: NOVEMBER 12, 2024
 REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: X
 CAD DWG FILE:
 DESIGNED BY: AM/VK DATE: 12/2/24
 DRAWN BY: VK DATE: 12/2/24
 CHECKED BY: KR DATE: 12/2/24
 SHEET TITLE

LANDSCAPE PLAN
 DRAWING SHEET
 LP-101

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING. PURSUANT TO IDO 5-6(C)(14)(C) IRRIGATION SHALL ADHERE TO CABQ SPECIFICATIONS SECTION 1000.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

SHREDDED ORGANIC MULCH AT TREES 3" SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5" DIAMETER CIRCLE.

IDO STANDARDS

THE FOLLOWING REGULATIONS SHALL WARRANT THE RELOCATION OF PLANT MATERIAL IF UTILITY CLEARANCE REQUIREMENTS WARRANT

PER 5-6(C)(4)(I) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE

PER 5-6 (C)(4)(J) ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION

SOIL CONDITION AND PLANTING BEDS
PER 5-6(C)(5)(A), ALL VEGETATIVE MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL

PER 5-6(C)(5)(B) IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF

CLEARANCE
PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS,

MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.

PLANTING IN OR OVER THE PUBLIC RIGHT OF WAY
PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(9)(C) WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY

PER 5-6(C)(10)(A) TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS.

PER 5-6(C)(10)(B) TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

PER 5-6(C)(10)(E) ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.

PER 5-6(C)(10)(F) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.

IRRIGATION SYSTEMS
PER 5-6(C)(14)(A) IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)

PER 5-6(C)(14)(B) ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.

PER 5-6 (C)(14)(C) ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVER WATERING

PER 5-6(C)(14)(D) THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS

INSTALLATION
PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH

PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT OF WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THESE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.

PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT OF WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT OF WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING

LANDSCAPING, BUFFERING, AND SCREENING
PER 5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OR ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE)

PER 5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS

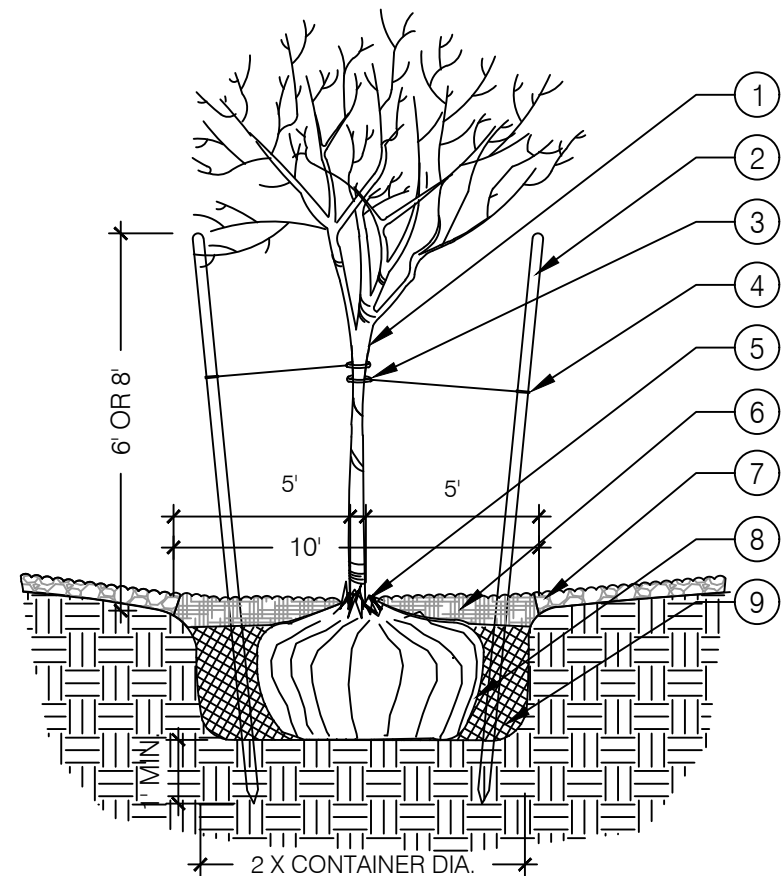
PER 5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL

PER 5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

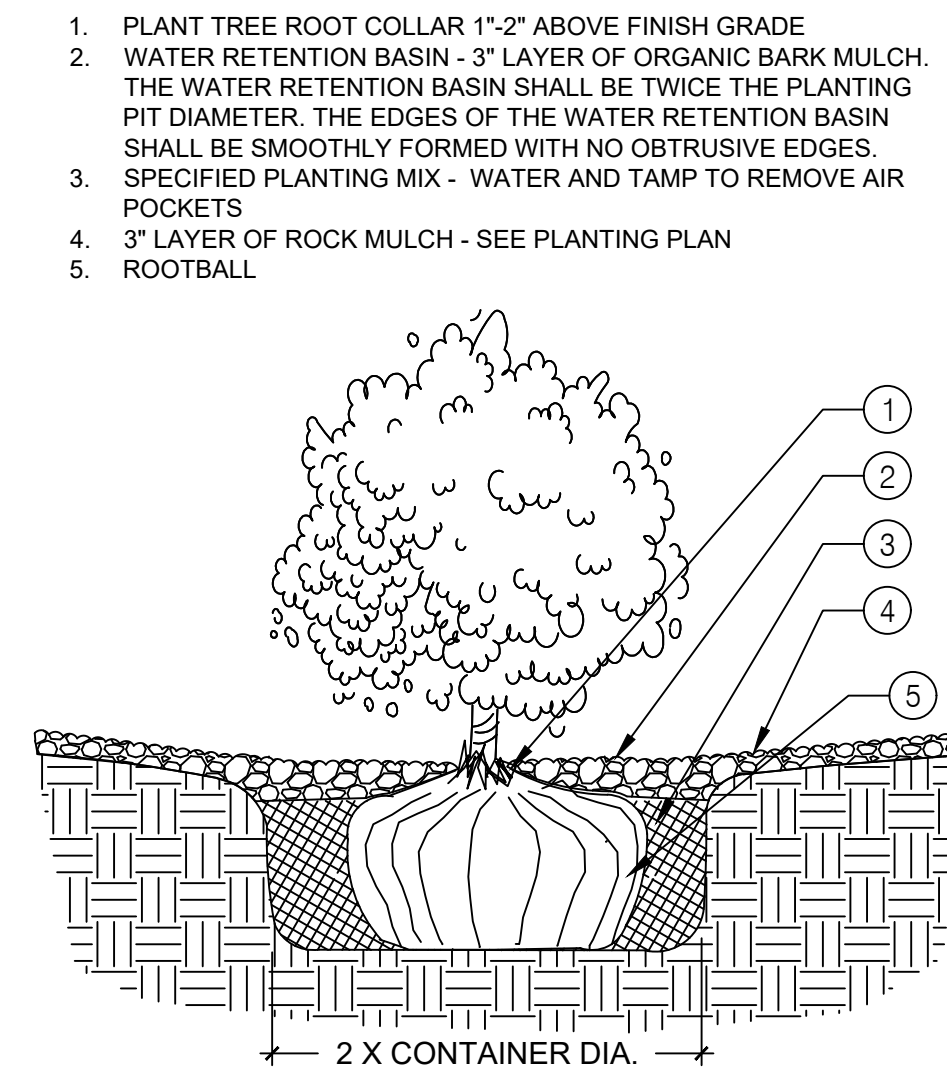
PER 5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT OF WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.

COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454

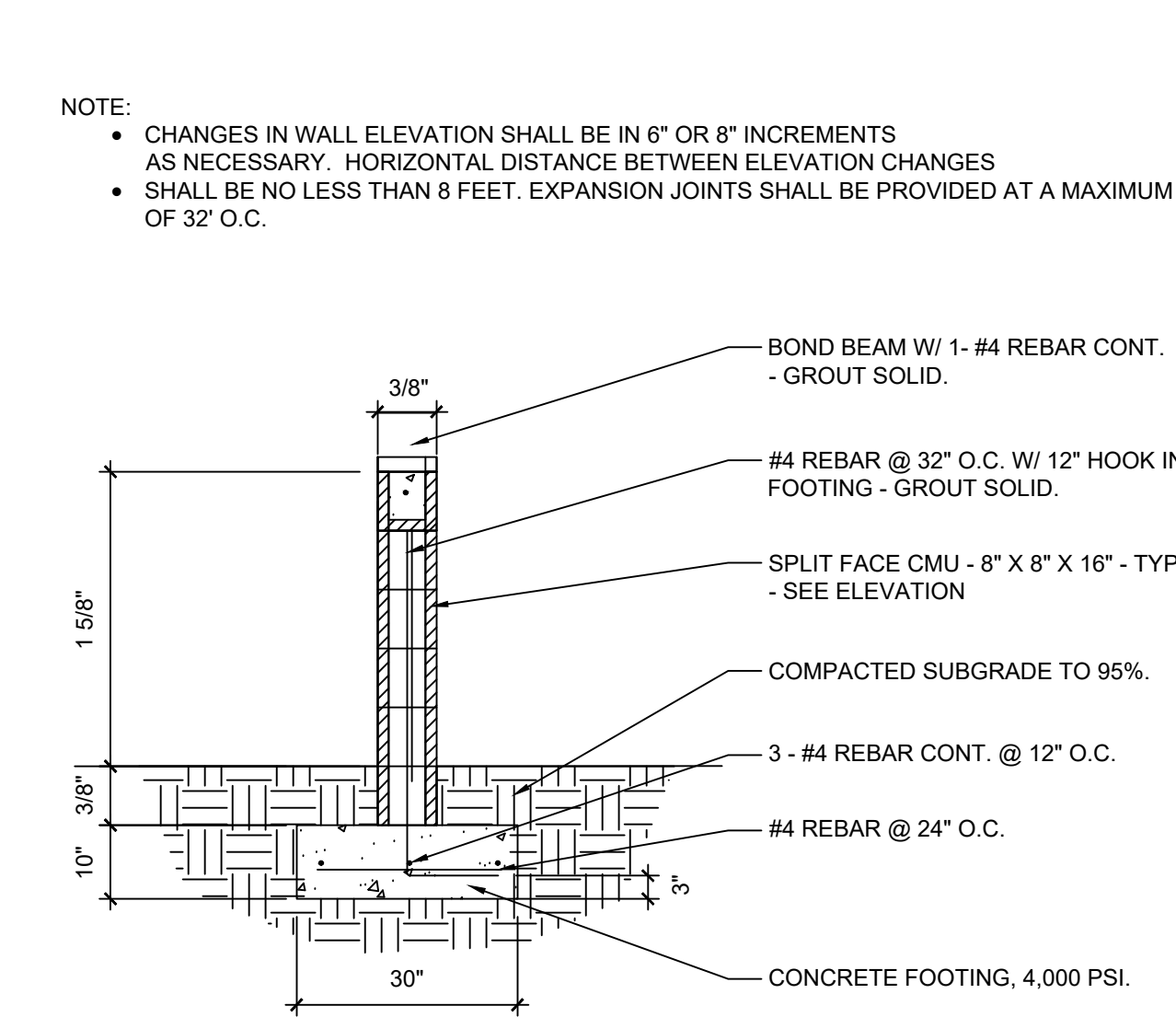
1. STRESS POINT OF TREE
2. 8" OR 10" LODGEPOLE STAKES DRIVEN AT ANGLE (6" FOR MULTI OR CANOPY, 10" FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



1 TREE PLANTING
SCALE: N.T.S.

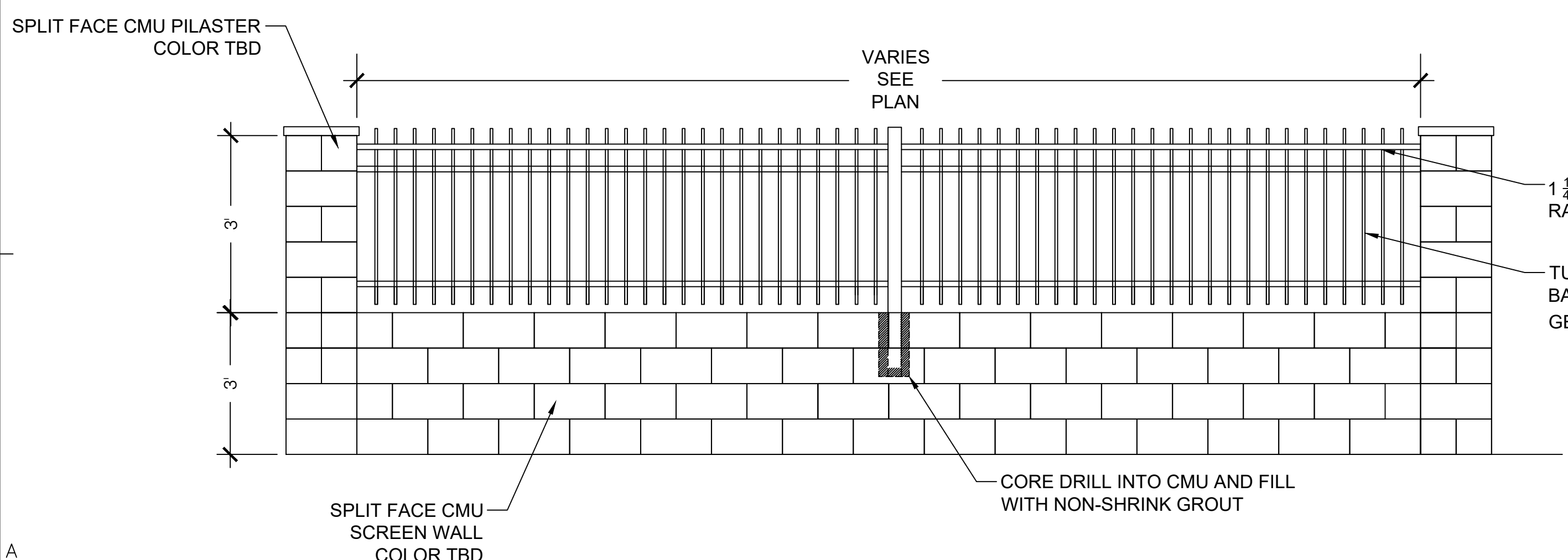


2 SHRUB PLANTING
SCALE: N.T.S.

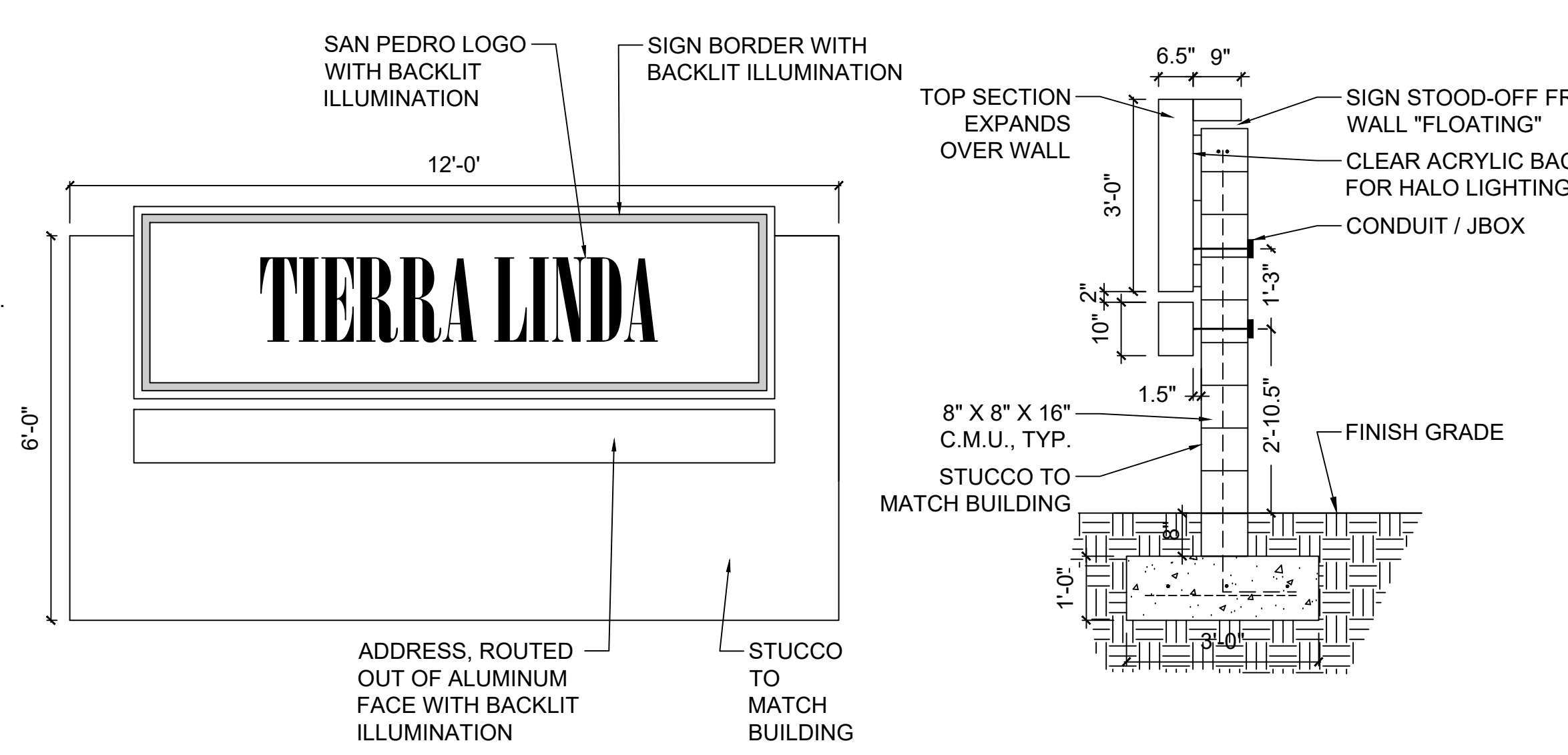


3 BROWN BURNISHED BLOCK WALL WITH CAP
SCALE: 1/2" = 1'-0"

NOTE:
• CHANGES IN WALL ELEVATION SHALL BE IN 6" OR 8" INCREMENTS AS NECESSARY. HORIZONTAL DISTANCE BETWEEN ELEVATION CHANGES SHALL BE NO LESS THAN 8 FEET. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM DISTANCE OF 32' O.C.



4 PERIMETER WALL ELEVATION
SCALE: 1/2" = 1'-0"



5 ENTRANCE SIGN DETAIL
SCALE: 1/2" = 1'-0"

CONSULTANTS

SUBMITTAL: NOVEMBER 12, 2024

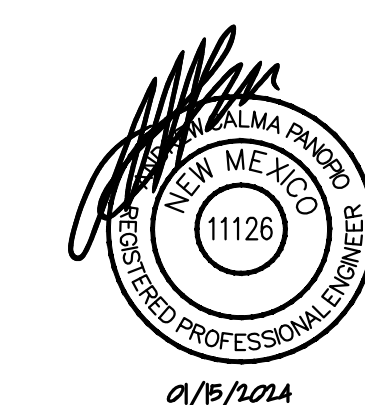
REVISIONS

NO.	DATE	DESCRIPTION

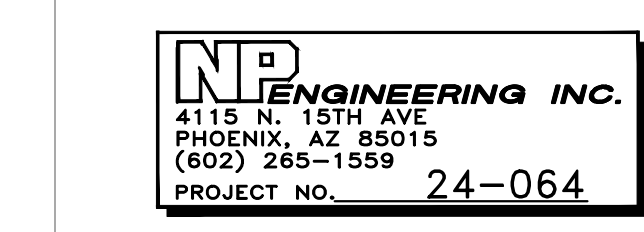
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CAD DWG FILE:
DESIGNED BY: AM/VK DATE: 12/2/24
DRAWN BY: VK DATE: 12/2/24
CHECKED BY: KR DATE: 12/2/24
SHEET TITLE

LANDSCAPE NOTES

DRAWING SHEET
LP-102

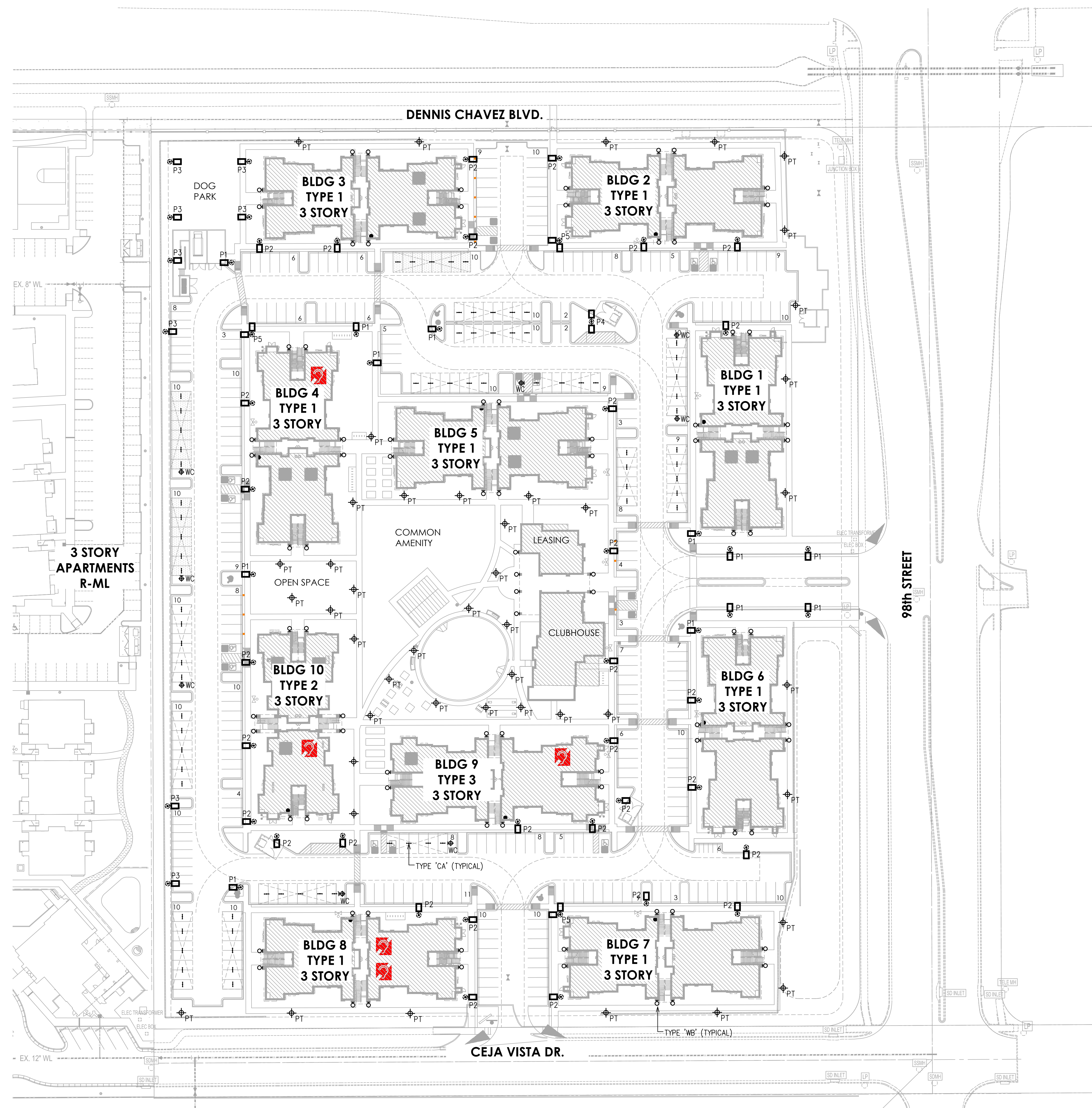


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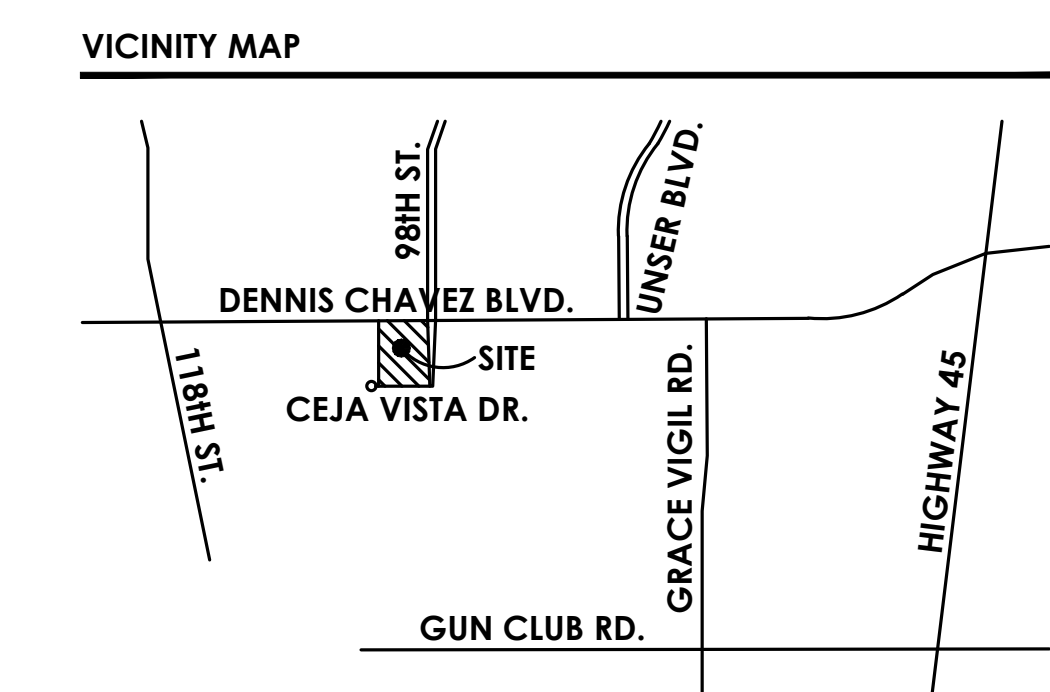
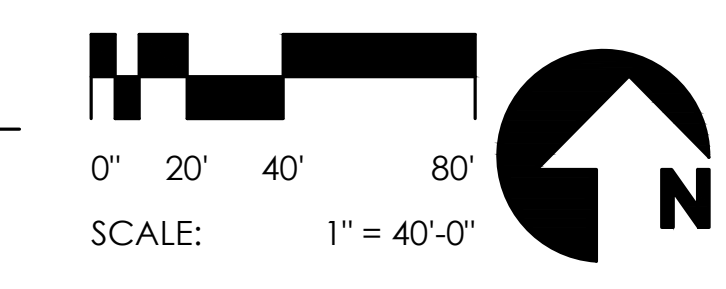


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Proj Mgr.:	Rev.:	Date:	Description:
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ELECTRICAL SITE LIGHTING PLAN



Jan 14, 2025 4:55 AM
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 name:

NO. 24-2031-01
**TIERRA LINDA
 APARTMENTS**

Albuquerque, NM

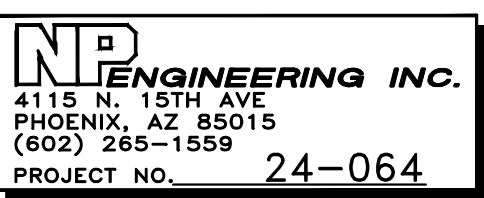
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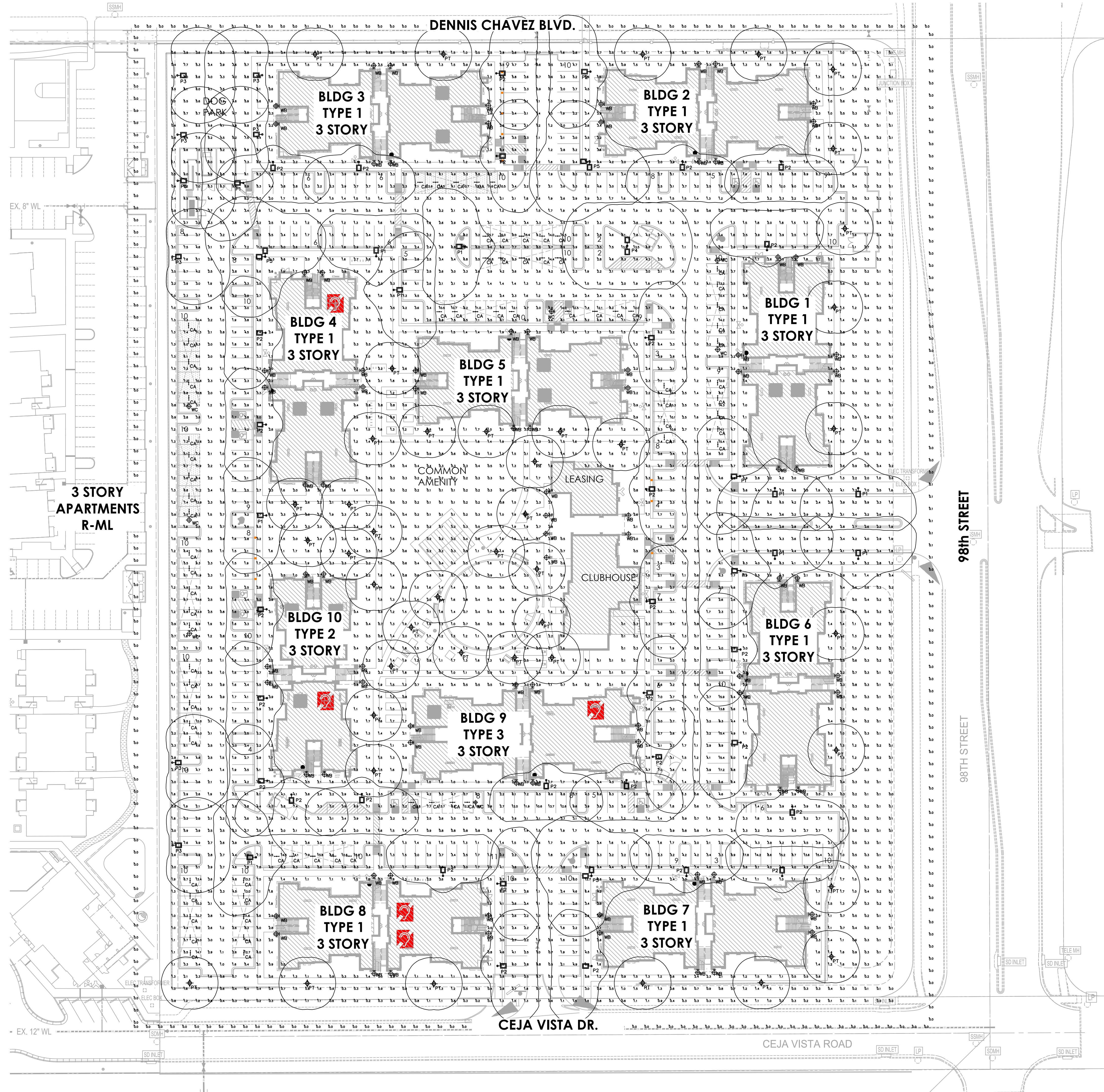
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 Drawn By:
 Rev. Date: Description:

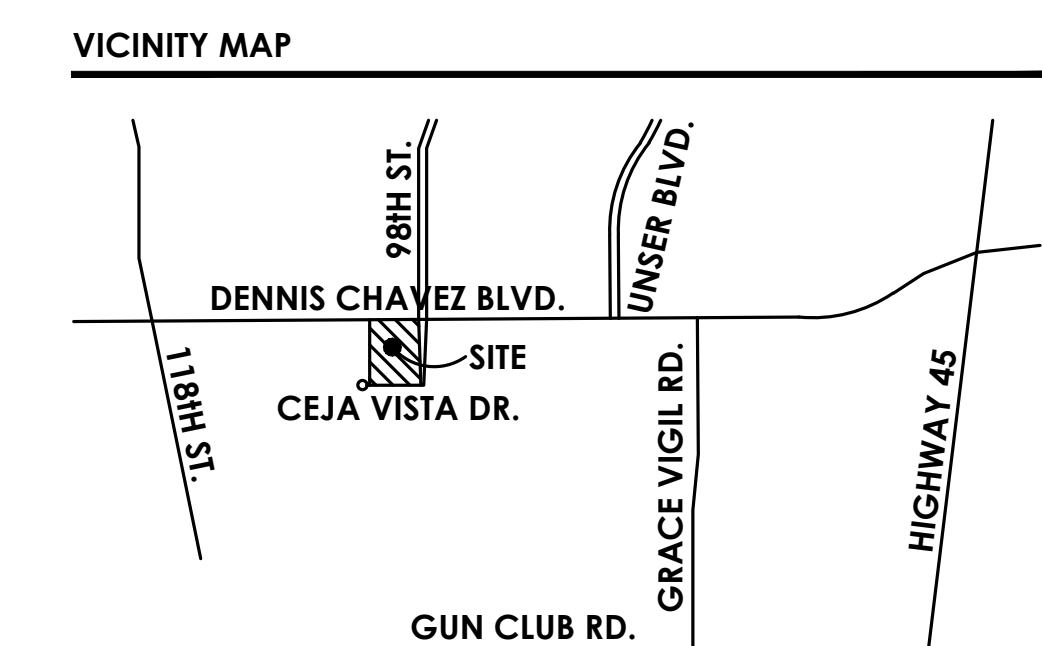
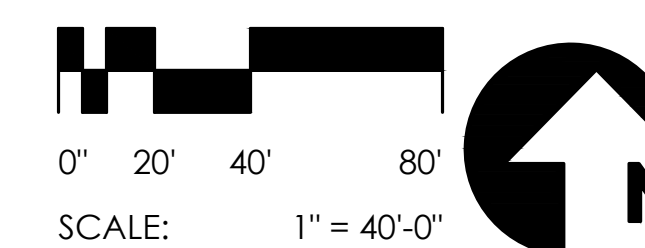
**ELECTRICAL SITE
 PHOTOMETRIC PLAN
 E2.0**

Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
I	76	CA	Single	SIGNIFY DAYBRITE FSSE2440.830-UNV-DW	0.950	3899	32.9	3125.5
P1	12	P1	Single	SIGNIFY GARDOCO OFF-S-A03-730-T3M	0.950	10355	63.59	763.08
P2	27	P2	Single	SIGNIFY GARDOCO OFF-S-A03-730-T3M-HIS	0.950	8136	63.59	1780.52
P3	8	P3	Single	SIGNIFY GARDOCO OFF-S-A04-730-BC	0.950	10086	90.68	725.44
P4	1	P4	Back-Back	SIGNIFY GARDOCO OFF-S-A03-730-T3M	0.950	10355	63.59	127.18
P5	3	P5	2 @ 90 degrees	SIGNIFY GARDOCO OFF-S-A03-730-T3M	0.950	10355	63.59	381.54
PT	42	PT	Single	SIGNIFY GARDOCO PPT-C-A02-830-T5M	0.950	2806	23.3	1001.0
WB	86	WB	Single	LUMENCA LL3-43100-B	0.950	1649	15	1305
WC	7	WC	Single	SIGNIFY STONCO LPW-7-10-WW-G3-2	0.950	1051	9.7	77.6

Calculation Summary Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	ILLUMINANCE	Fc	0.02	0.3	0.0	N.A.	N.A.
Site	ILLUMINANCE	Fc	2.68	17.8	0.0	N.A.	N.A.

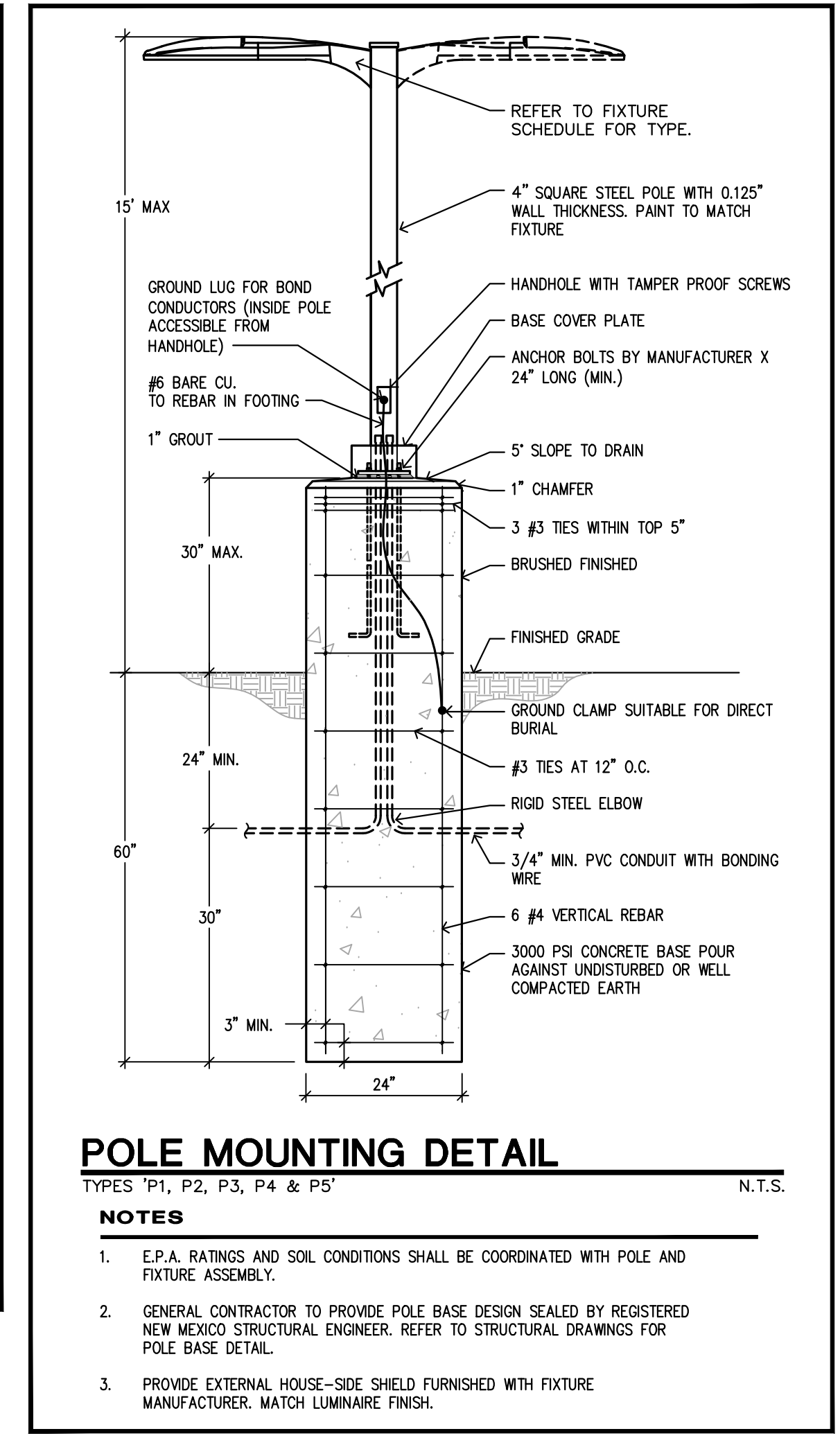
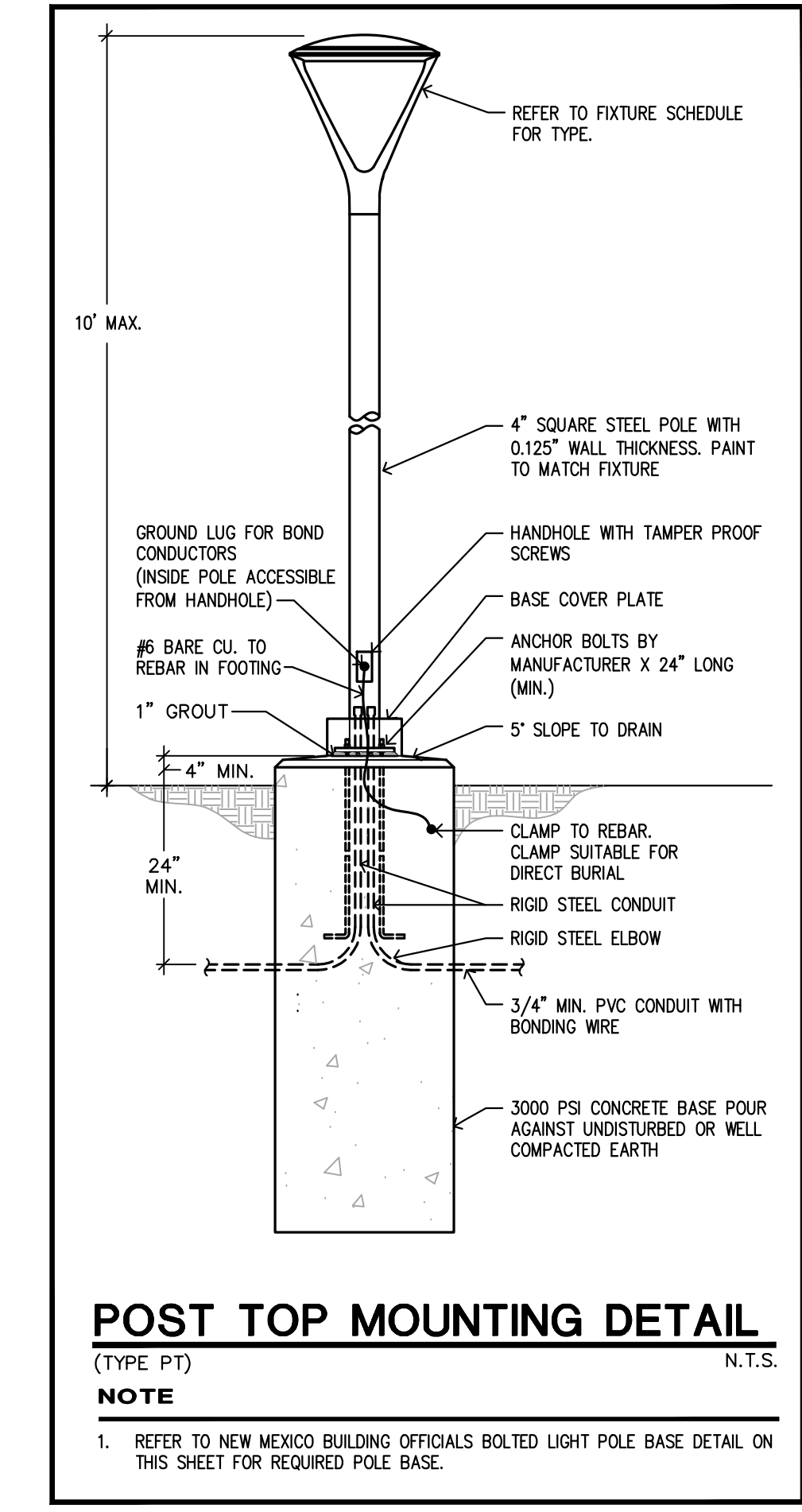


**ELECTRICAL SITE
 PHOTOMETRIC PLAN**





Rev.	Date:	Description:
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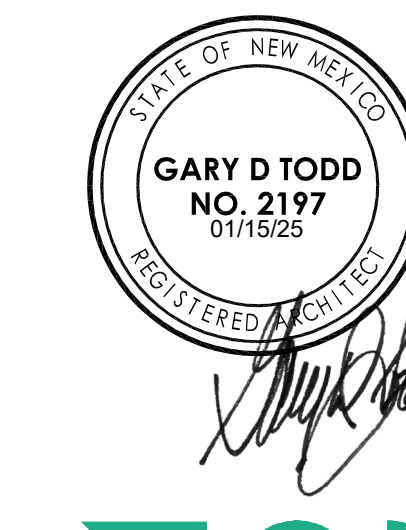


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 name:

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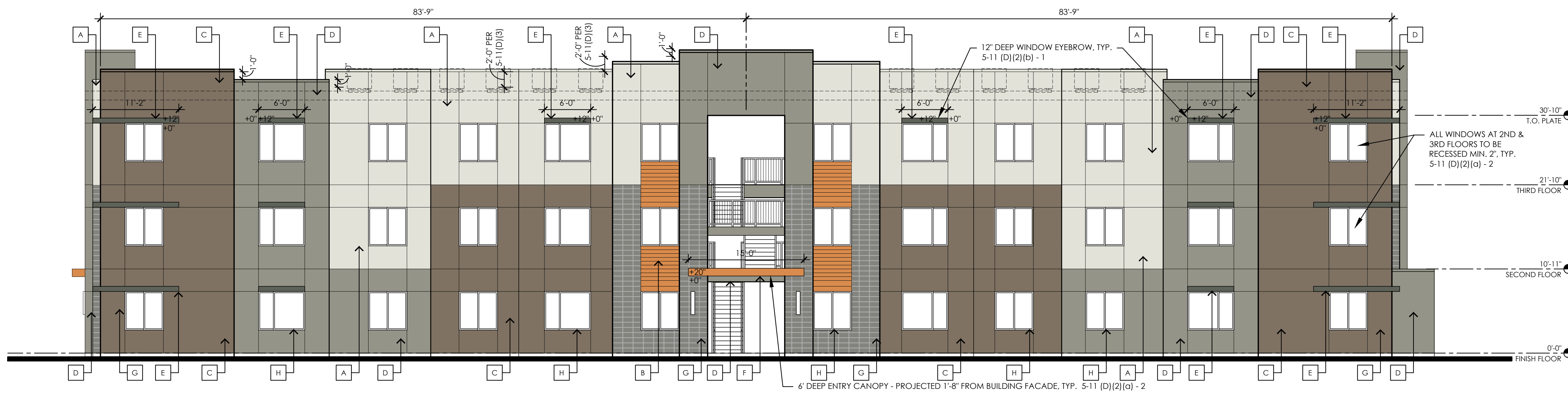
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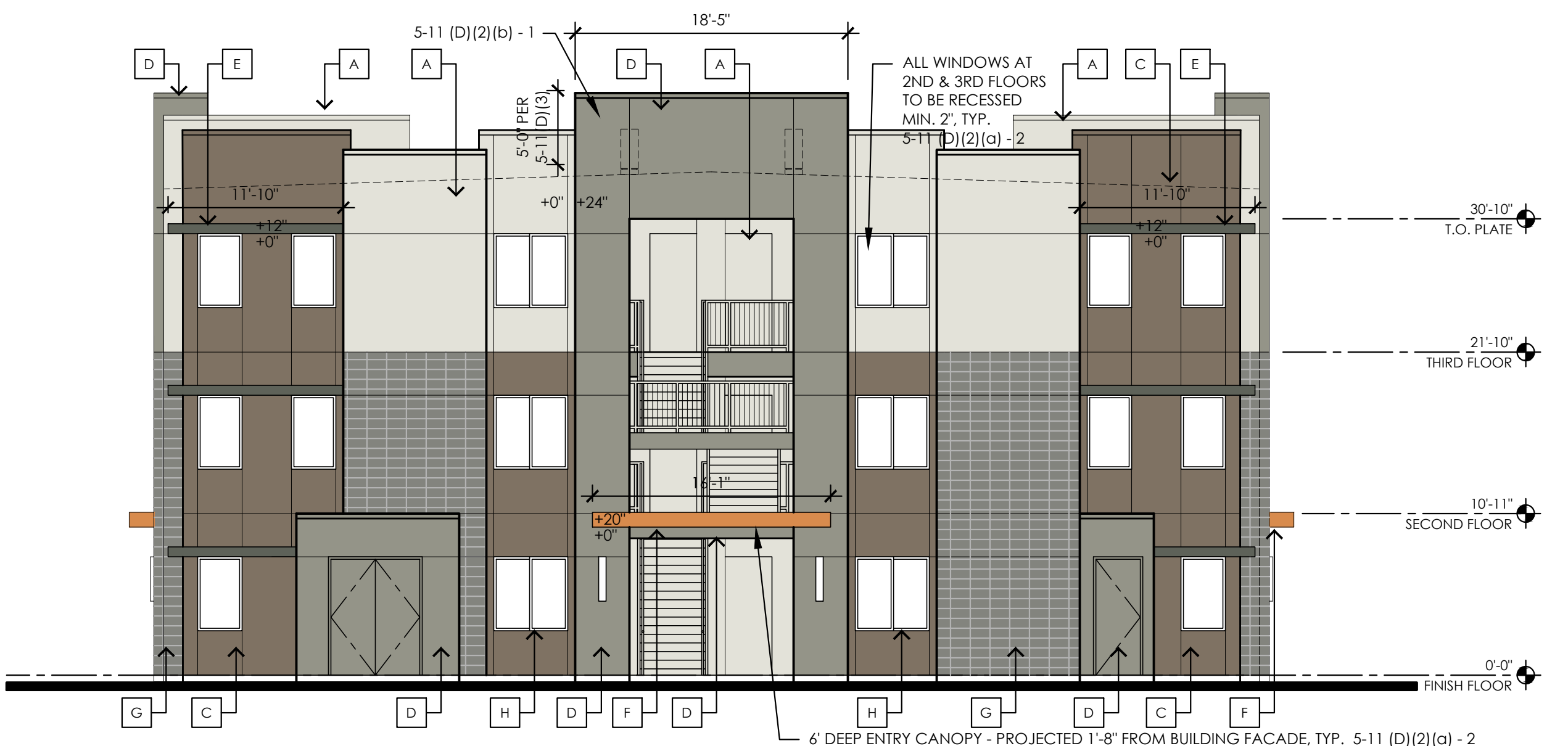
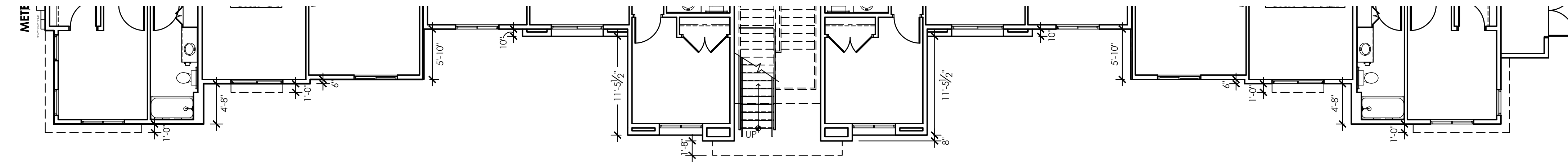
BLDG. TYPE 1
 ELEVATIONS

A4.1.1

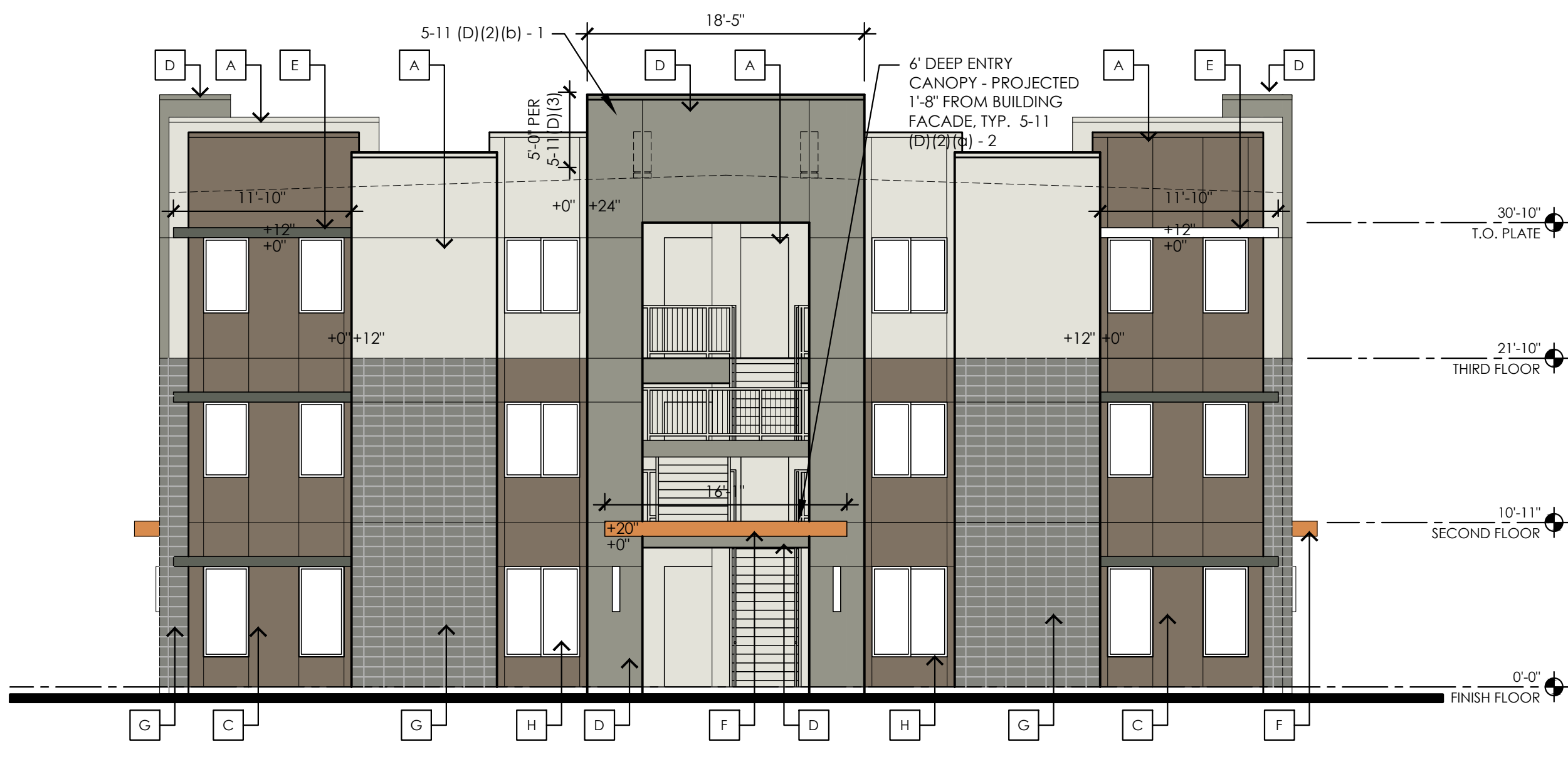
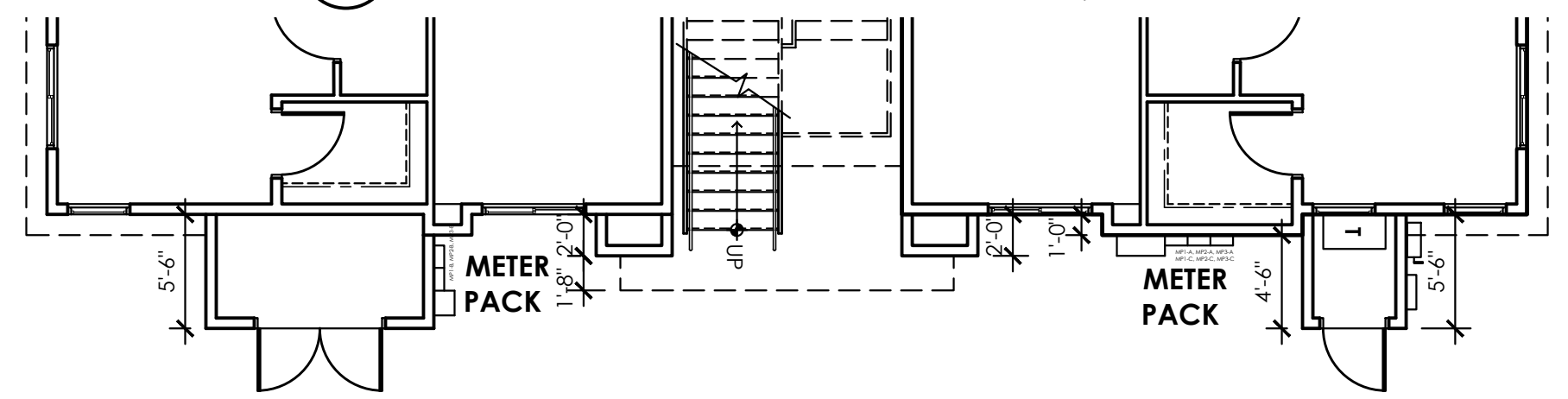
FINISH/COLOR SCHEDULE	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR: Sherwin Williams Ethereal White (SW 6182)
B		ACCENT CEMENT BOARD COLOR: Sherwin Williams Serape (SW 6656)
C		ACCENT STUCCO COLOR: Sherwin Williams Library Pewter (SW 0038)
D		MAIN CEMENT PANEL COLOR: Sherwin Williams Cornwall Slate (SW 9131)
E		ACCENT COLOR: Sherwin Williams Pewter Green (SW 6208)
F		ACCENT METAL EYEBROW COLOR: Sherwin Williams Serape (SW 6656)
G		ACCENT STONE COLOR: Amcon Intermediate Series 581 Greyspice
H		WINDOW FRAME COLOR: Dark Bronze
I		ACCENT STUCCO COLOR: Sherwin Williams Solitude (SW 6535)



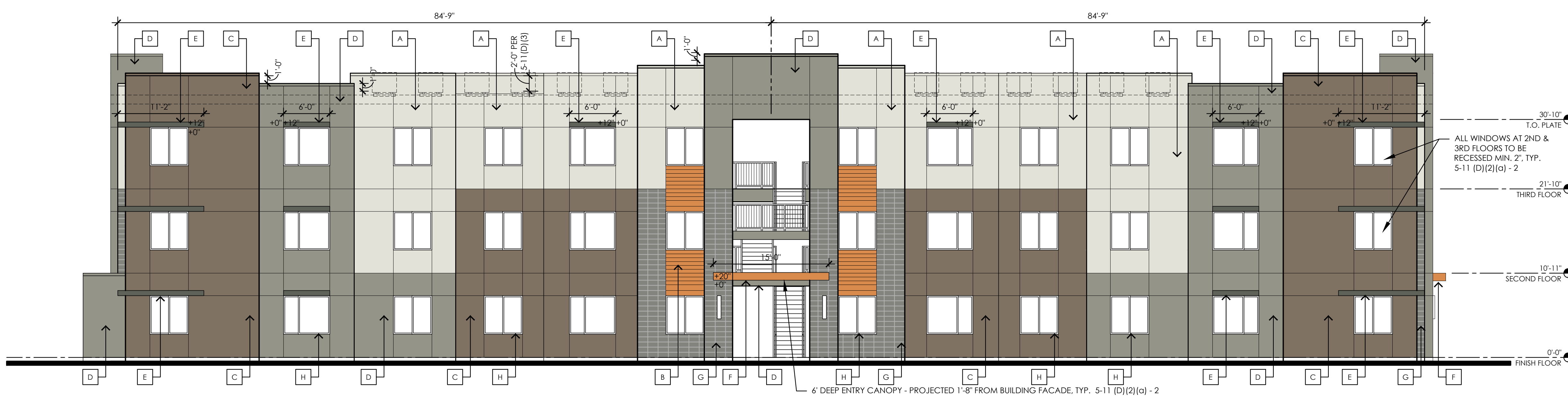
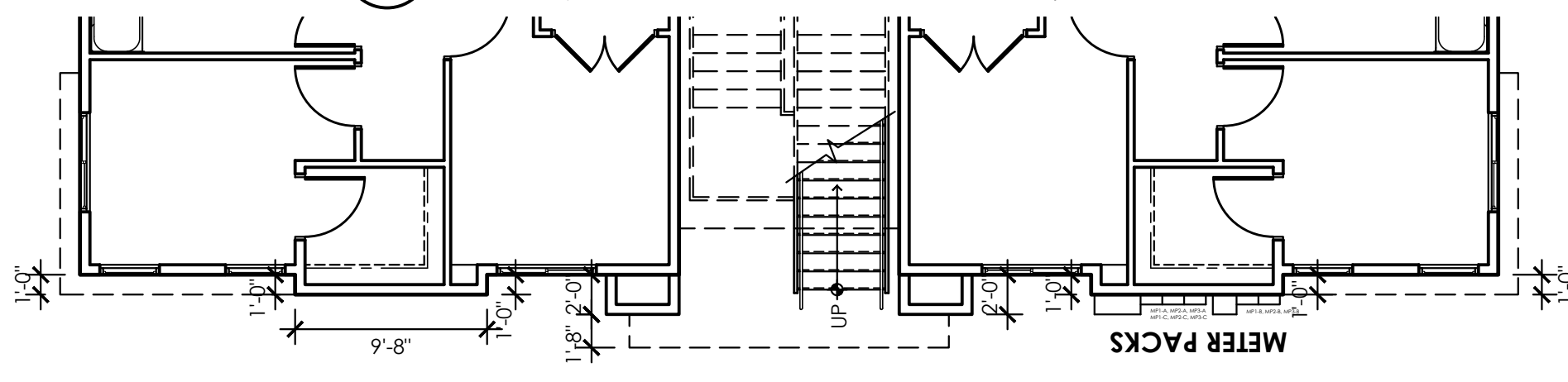
1 BUILDING TYPE 1 - FRONT ELEVATION
 TYPICAL SCALE: 1/8" = 1'-0"



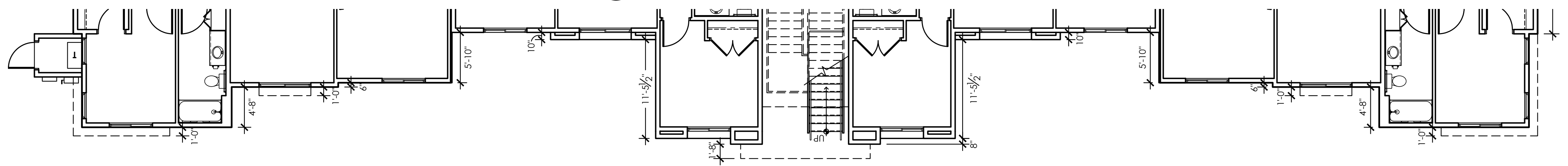
2 BUILDING TYPE 1 - RIGHT ELEVATION
 TYPICAL SCALE: 1/8" = 1'-0"

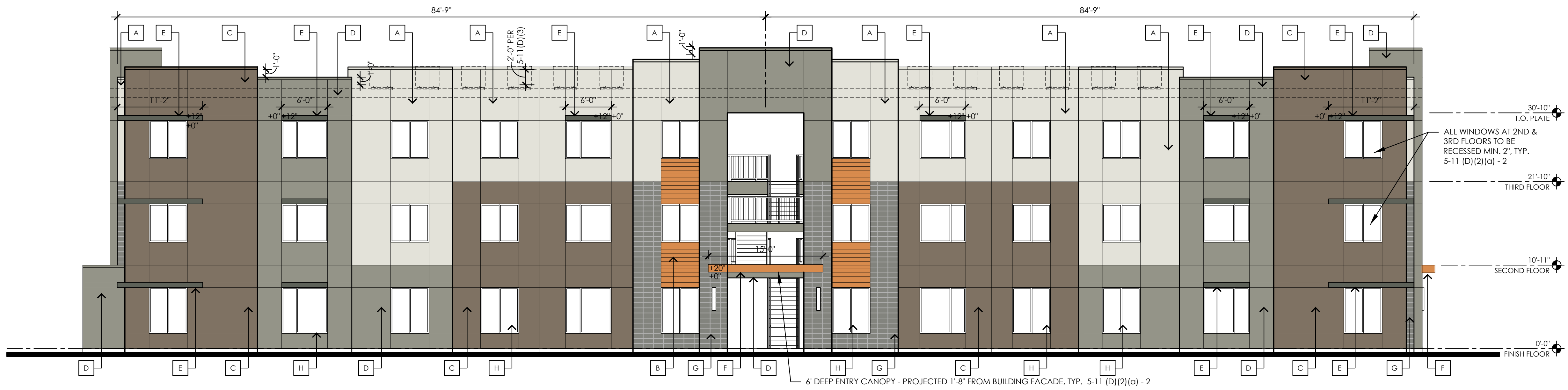


3 BUILDING TYPE 1 - LEFT ELEVATION
 BUILDINGS 2, 7 SCALE: 1/8" = 1'-0"

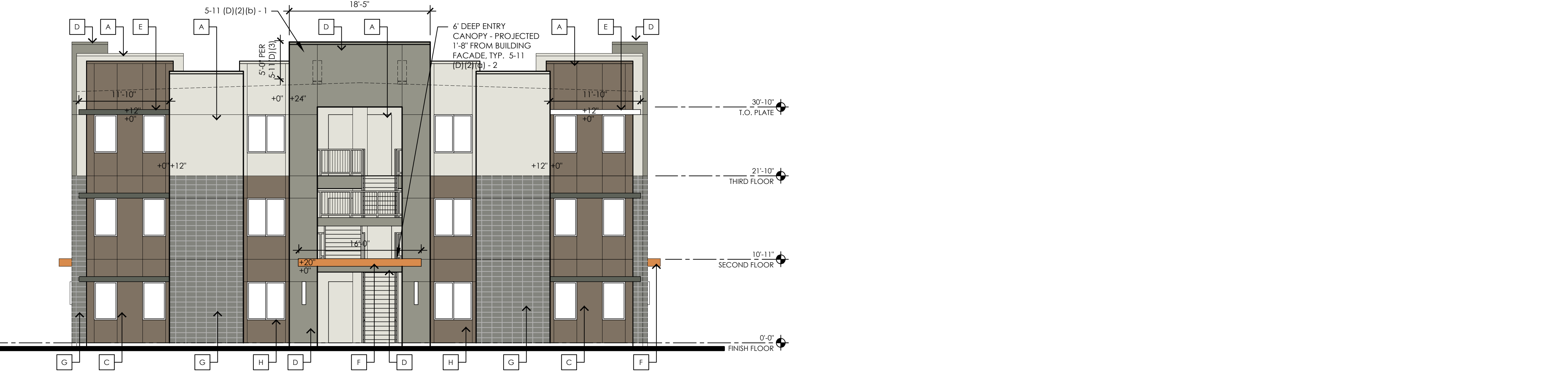
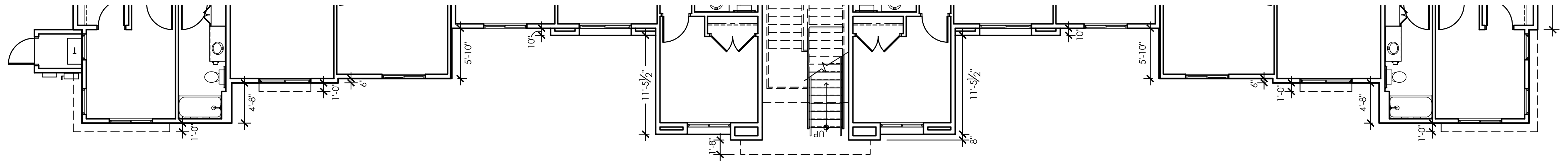


4 BUILDING TYPE 1 - REAR ELEVATION
 BUILDINGS 4, 5 SCALE: 1/8" = 1'-0"

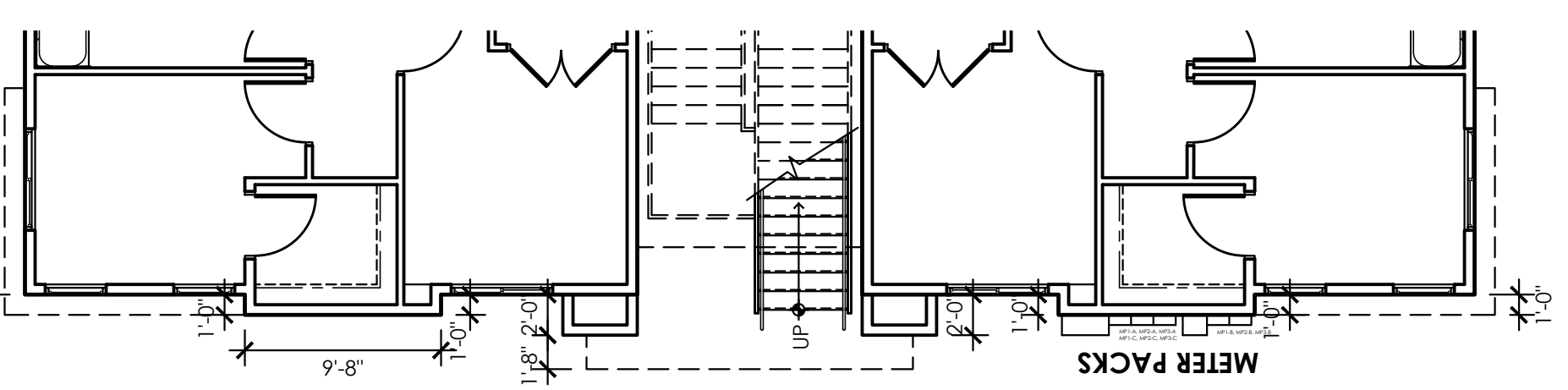




1 BUILDING TYPE 1 - REAR ELEVATION W/ 20% GLAZING
 BUILDINGS 1, 2, 3, 6, 7, 8
 SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 1 - LEFT ELEVATION
 BUILDINGS 4, 5
 SCALE: 1/8" = 1'-0"

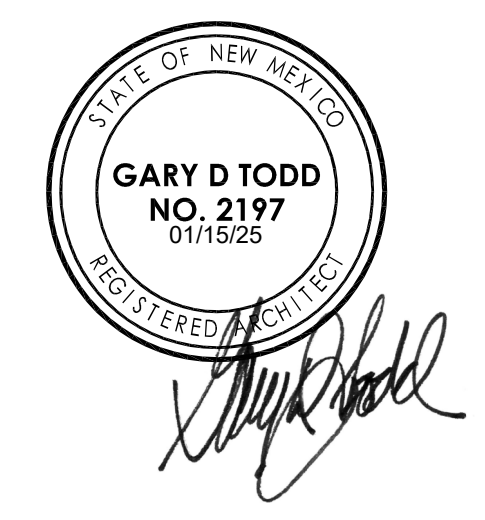


FINISH/COLOR SCHEDULE	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR: Sherwin Williams Ethereal White (SW 6182)
B		ACCENT CEMENT BOARD COLOR: Sherwin Williams Serape (SW 6656)
C		ACCENT STUCCO COLOR: Sherwin Williams Library Pewter (SW 0038)
D		MAIN CEMENT PANEL COLOR: Sherwin Williams Cornwall Slate (SW 9131)
E		ACCENT COLOR: Sherwin Williams Pewter Green (SW 6208)
F		ACCENT METAL EYEBROW COLOR: Sherwin Williams Serape (SW 6656)
G		ACCENT STONE COLOR: Amcon Intermediate Series 581 Greyspice
H		WINDOW FRAME COLOR: Dark Bronze
I		ACCENT STUCCO COLOR: Sherwin Williams Solitude (SW 6535)

NO. 24-2031-01
**TIERRA LINDA
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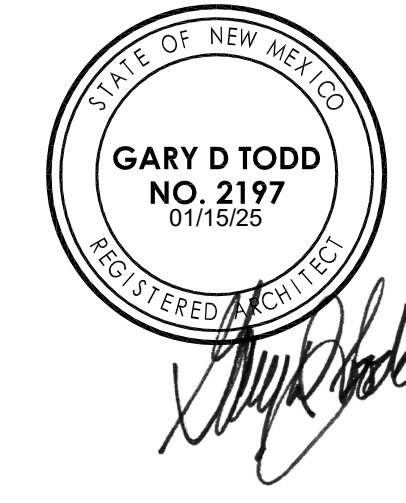
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 Rev. Date: Description:
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BLDG. TYPE 1
 ELEVATIONS

A4.1.2

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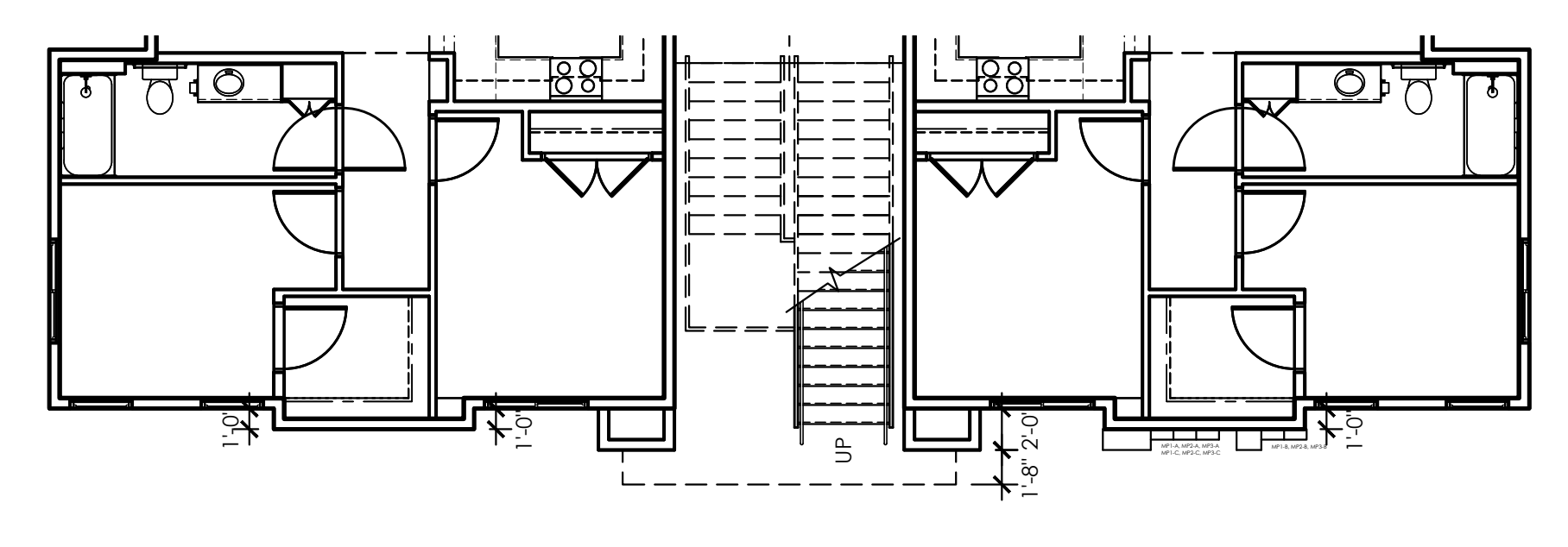
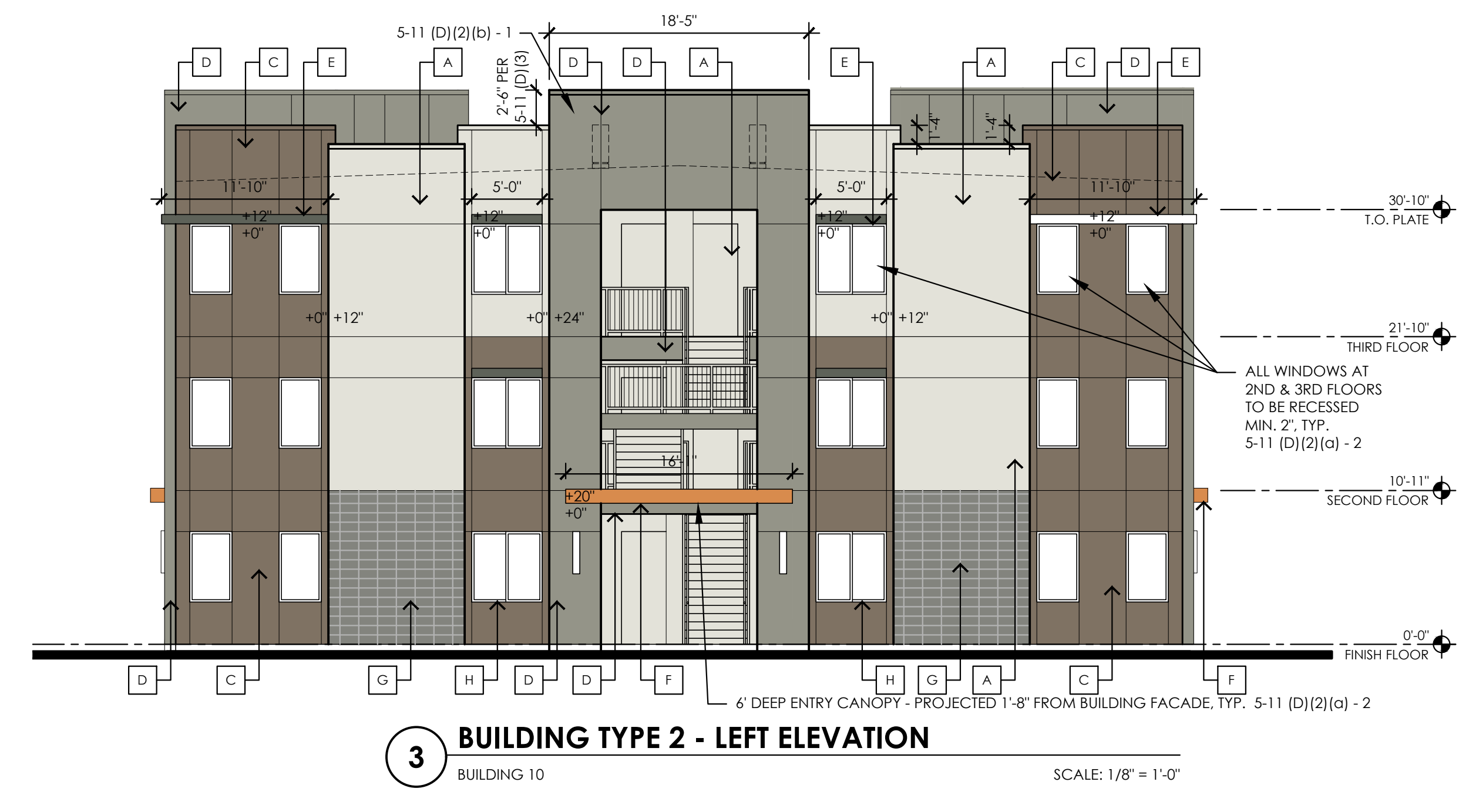
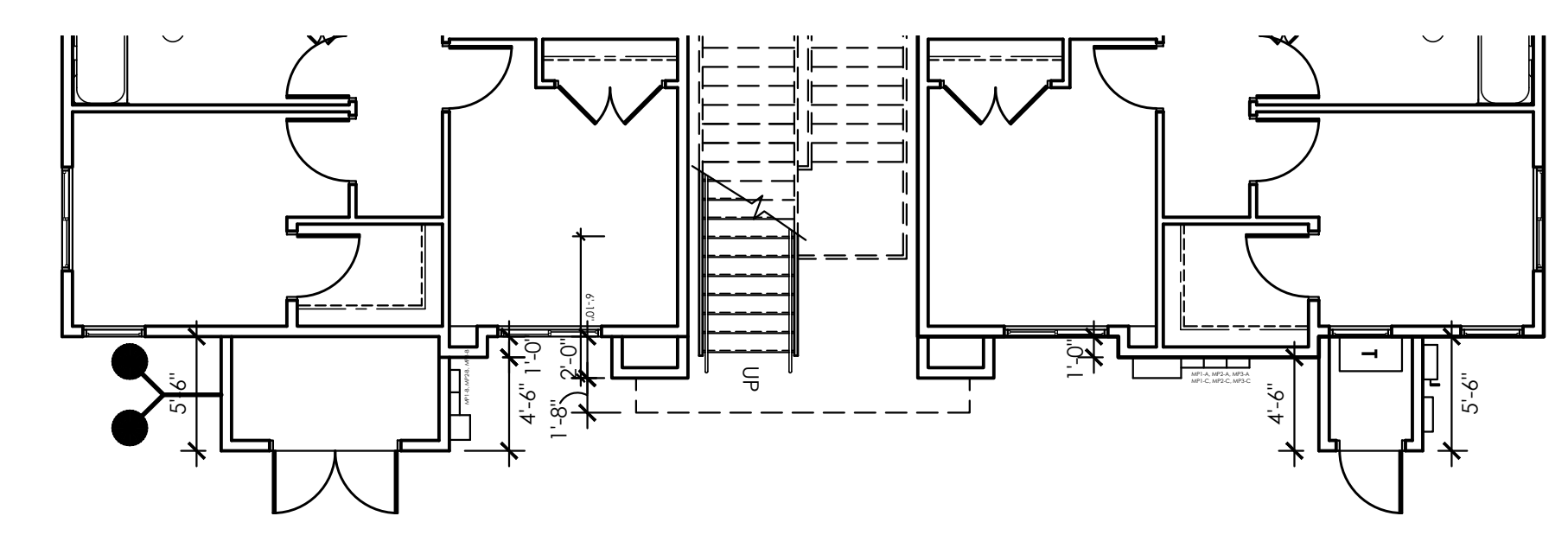
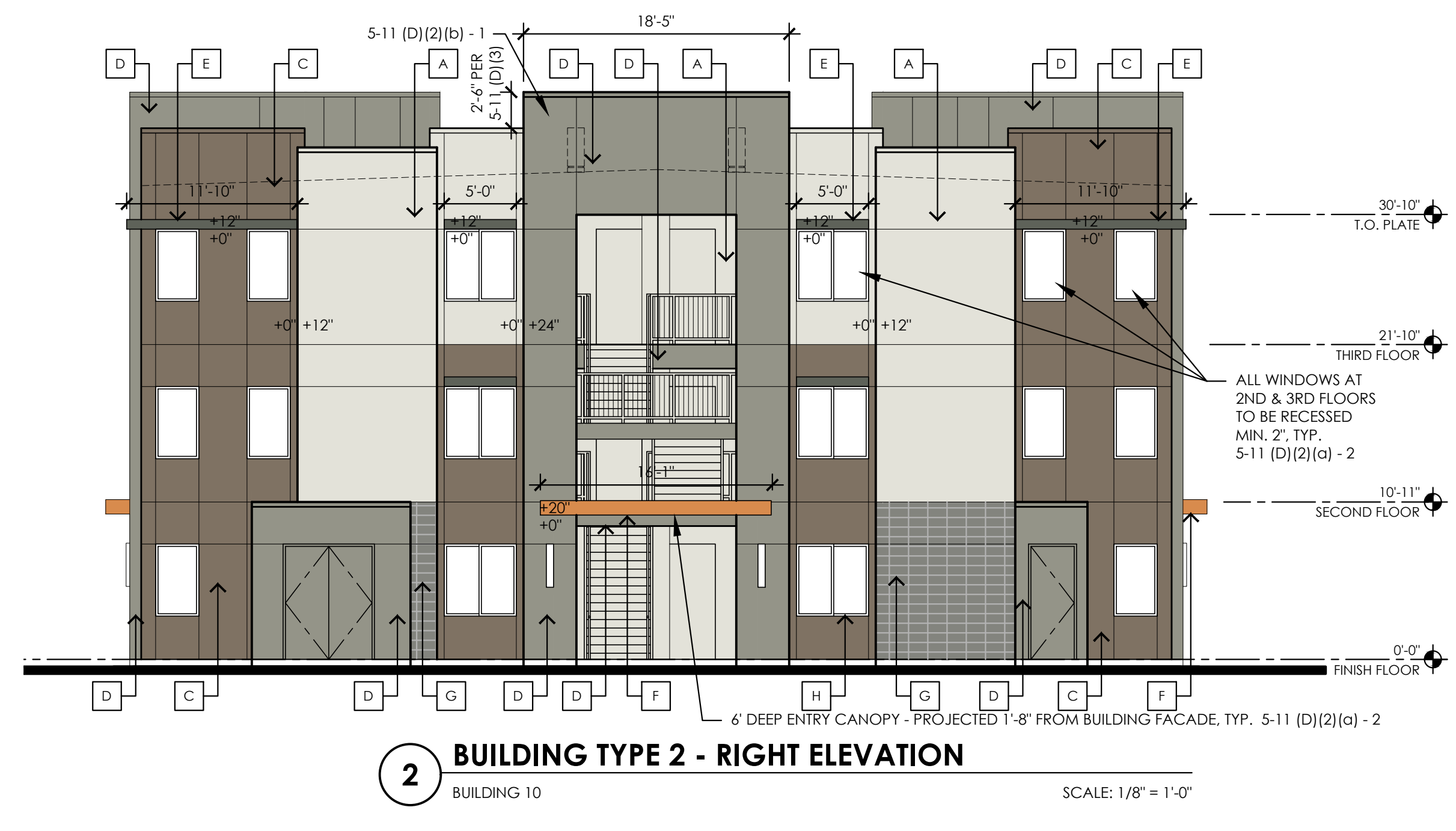
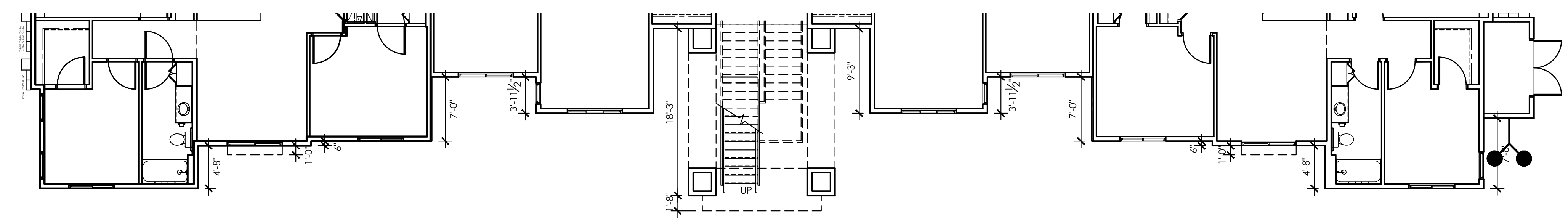
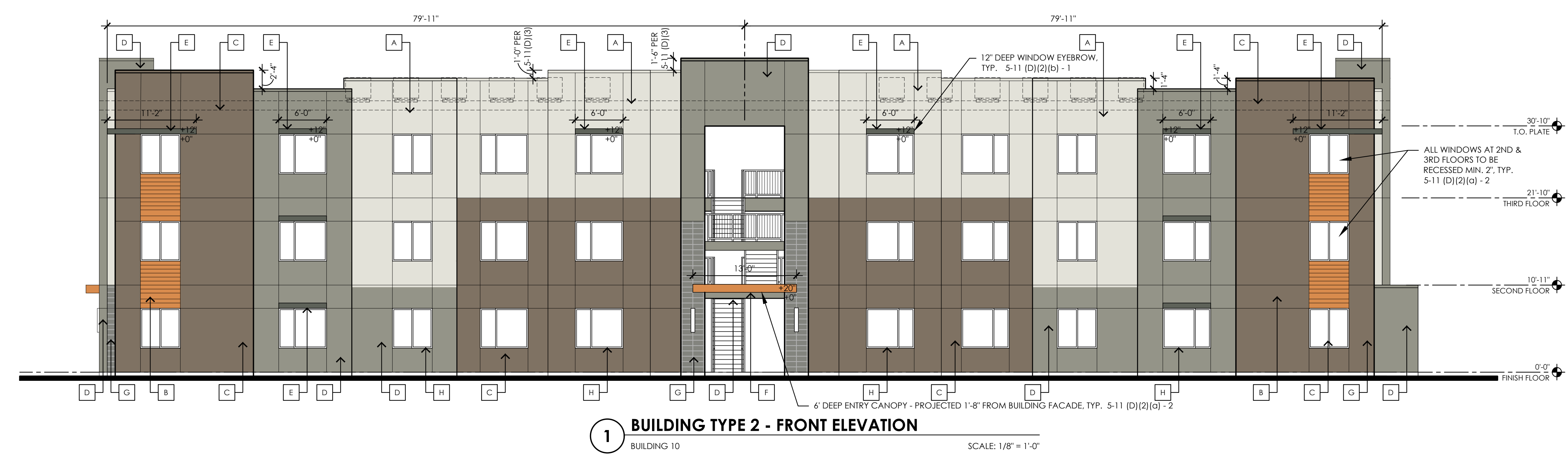
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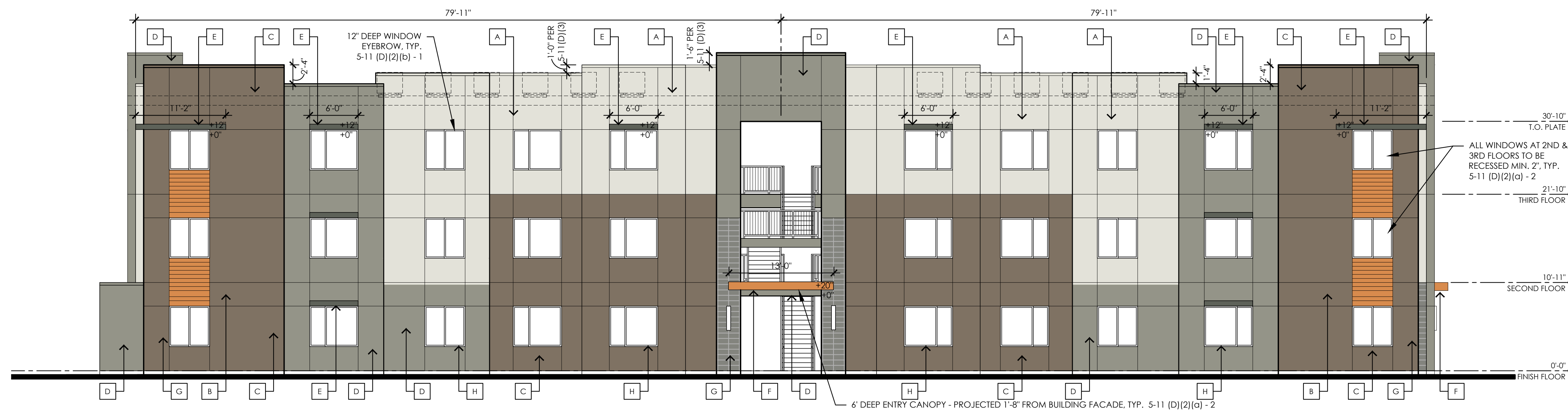
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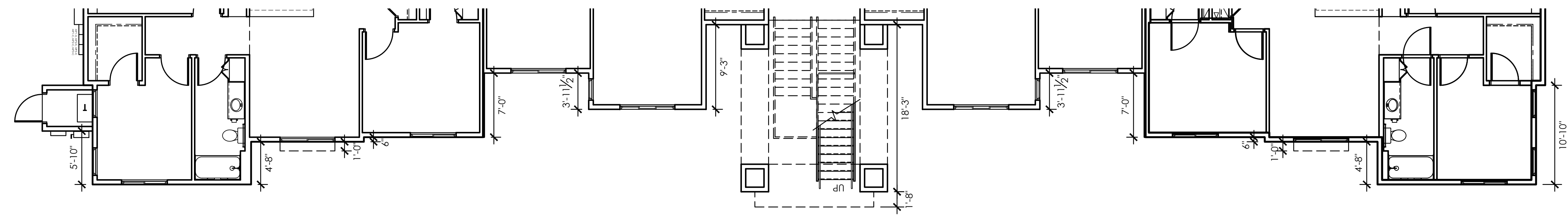
BLDG. TYPE 2
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A4.1.3





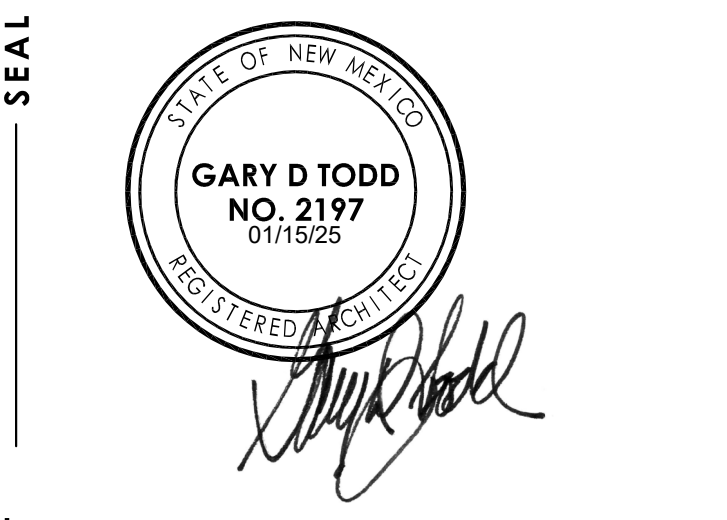
4 BUILDING TYPE 2 - REAR ELEVATION
 BUILDING 10 SCALE: 1/8" = 1'-0"



FINISH/COLOR SCHEDULE	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR: Sherwin Williams Ethereal White (SW 6182)
B		ACCENT CEMENT BOARD COLOR: Sherwin Williams Serape (SW 6656)
C		ACCENT STUCCO COLOR: Sherwin Williams Library Pewter (SW 0038)
D		MAIN CEMENT PANEL COLOR: Sherwin Williams Cornwall Slate (SW 9131)
E		ACCENT COLOR: Sherwin Williams Pewter Green (SW 6208)
F		ACCENT METAL EYEBROW COLOR: Sherwin Williams Serape (SW 6656)
G		ACCENT STONE COLOR: Amcon Intermediate Series 581 Greyspice
H		WINDOW FRAME COLOR: Dark Bronze
I		ACCENT STUCCO COLOR: Sherwin Williams Solitude (SW 6535)

PROJECT
 NO. 24-2031-01
**TIERRA LINDA
 APARTMENTS**

CLIENT
 Albuquerque, NM
DBG PROPERTIES LLC
 2164 SW Parl Pl.
 Portland, OR 97205
 503-860-3298 p



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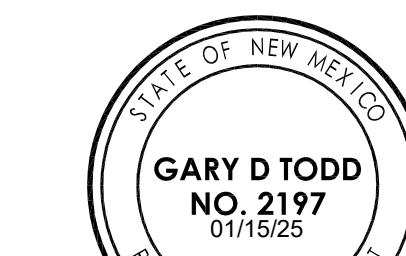
BLDG. TYPE 2
 ELEVATIONS

A4.1.4

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Gary D. Todd



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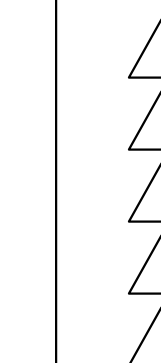
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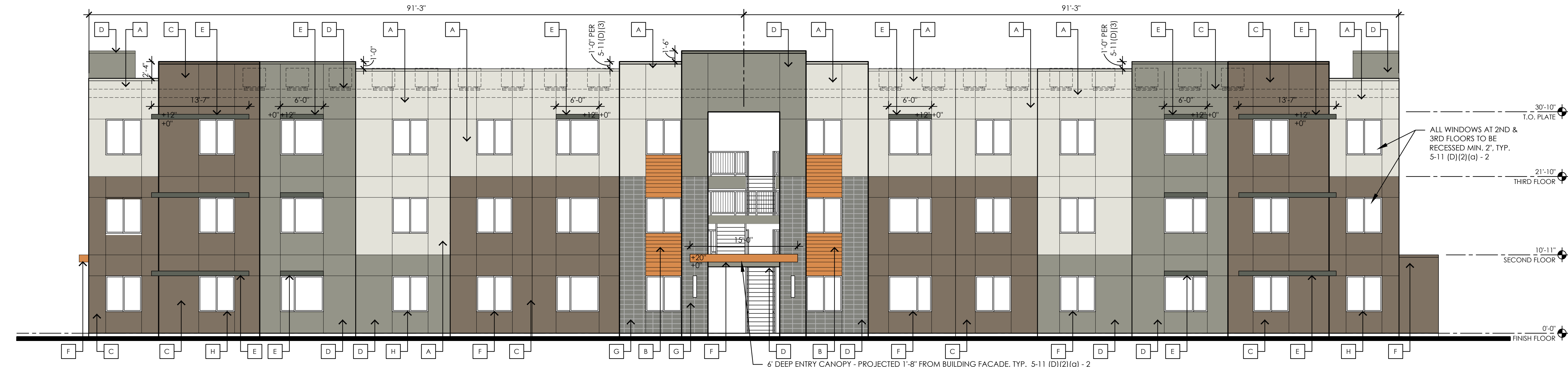
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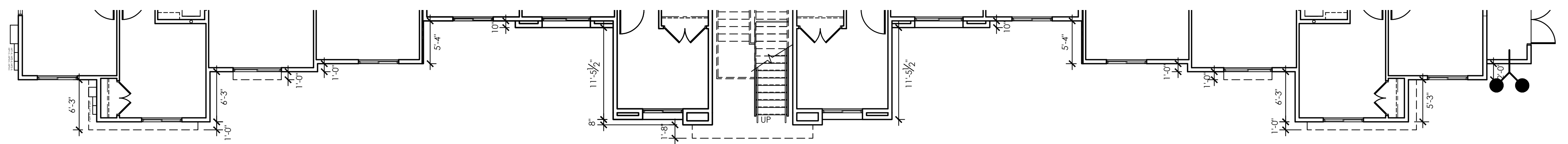
BLDG. TYPE 3
 ELEVATIONS

A4.1.5

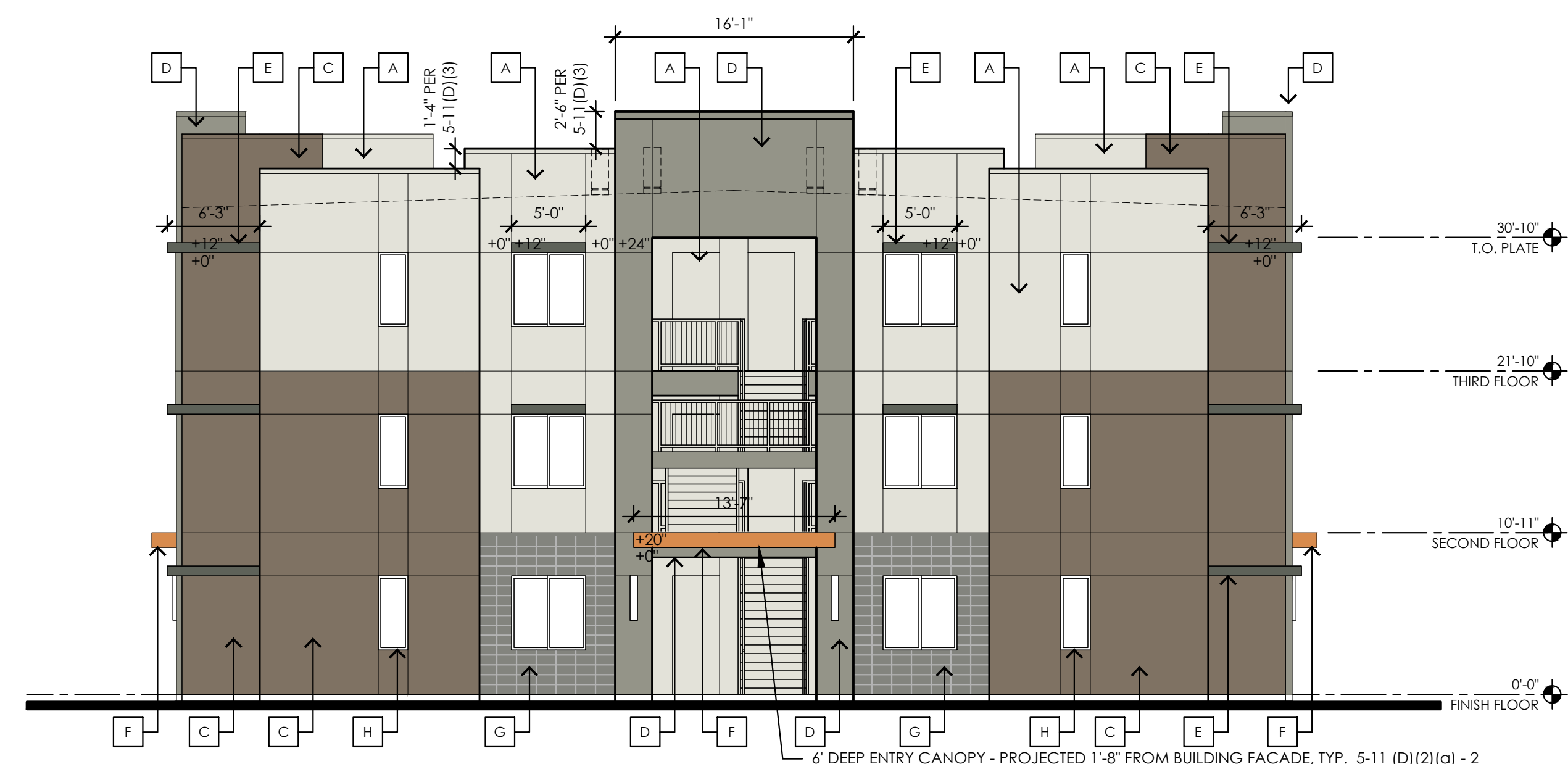
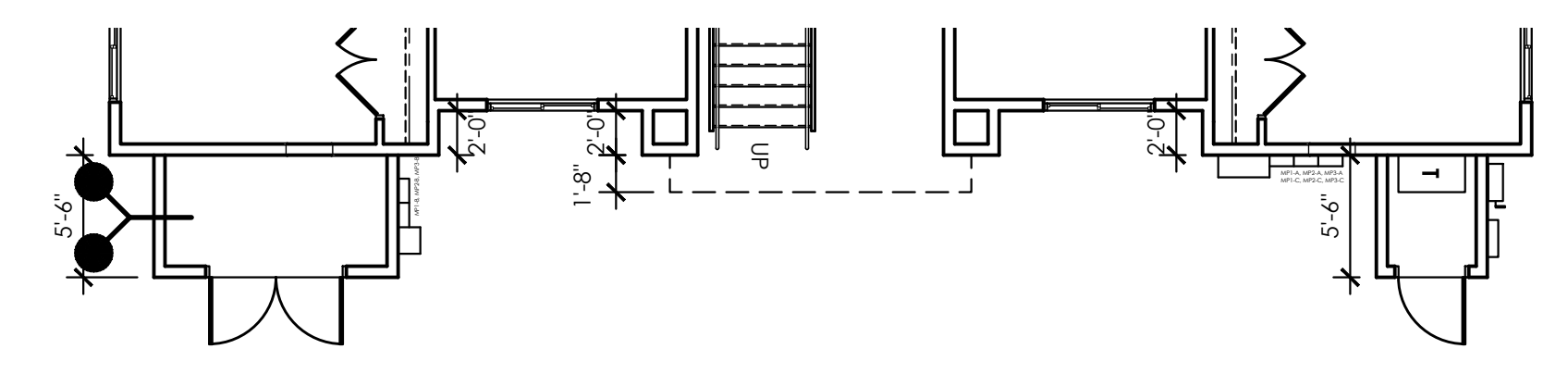
FINISH/COLOR SCHEDULE	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR: Sherwin Williams Ethereal White (SW 6182)
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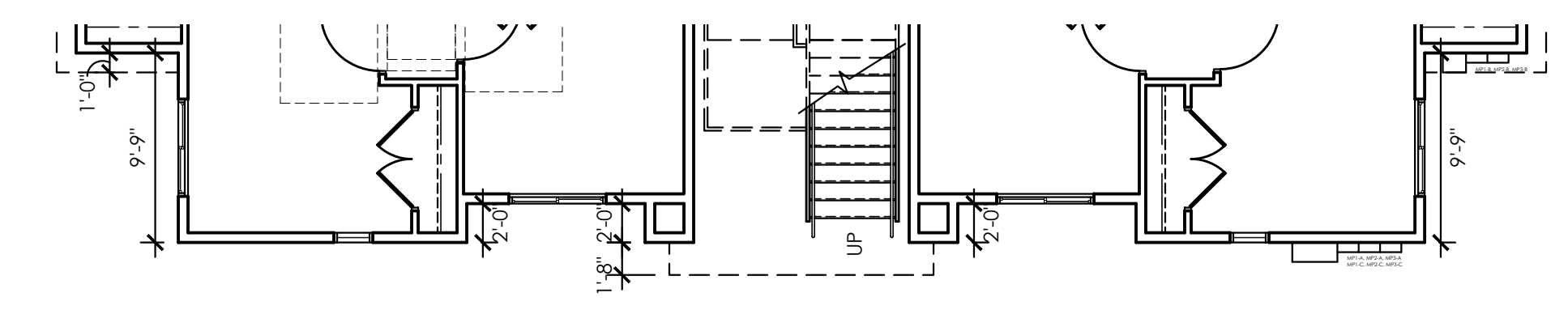
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 BUILDING 9
 SCALE: 1/8" = 1'-0"



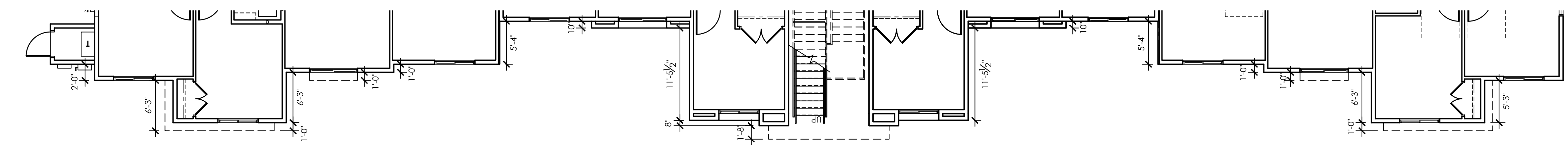
2 BUILDING TYPE 3 - RIGHT ELEVATION
 BUILDING 9
 SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 3 - LEFT ELEVATION
 BUILDING 9
 SCALE: 1/8" = 1'-0"



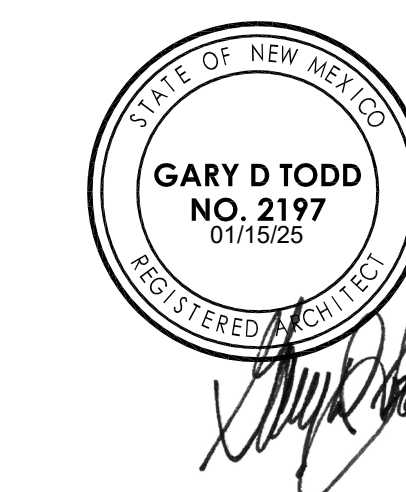
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 BUILDING 9
 SCALE: 1/8" = 1'-0"



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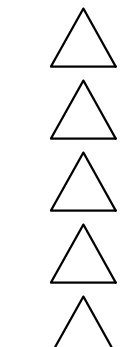
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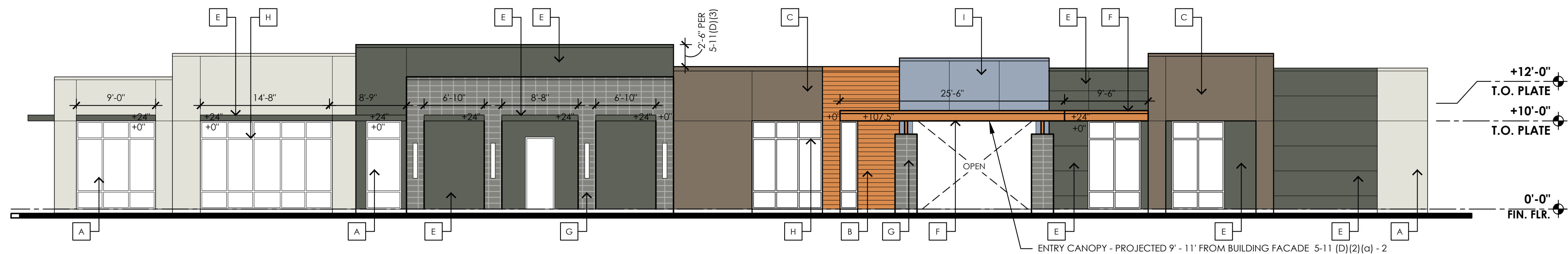
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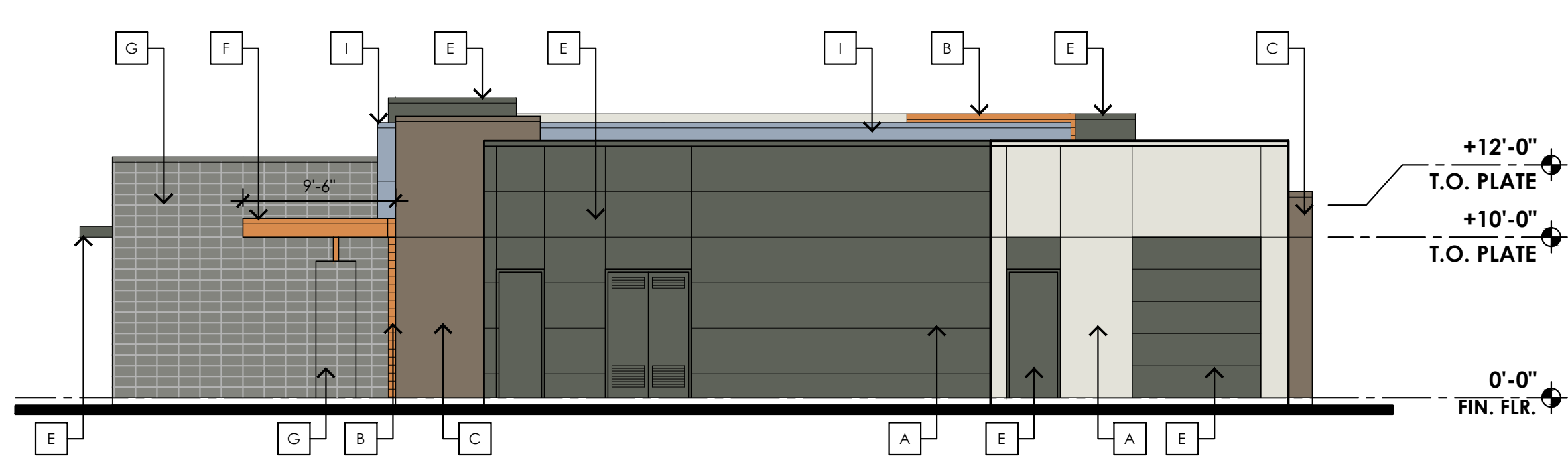
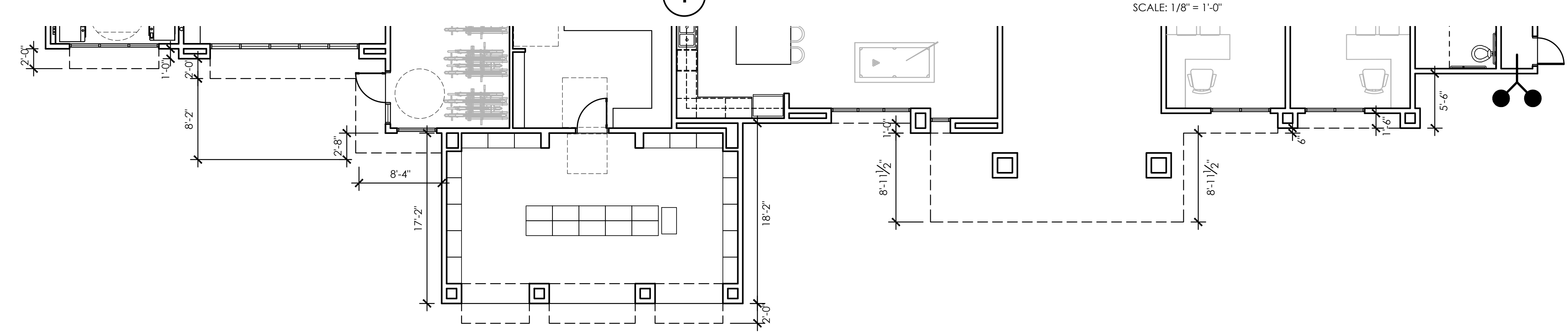


CLUBHOUSE/LEASE/FITNESS
 ELEVATIONS

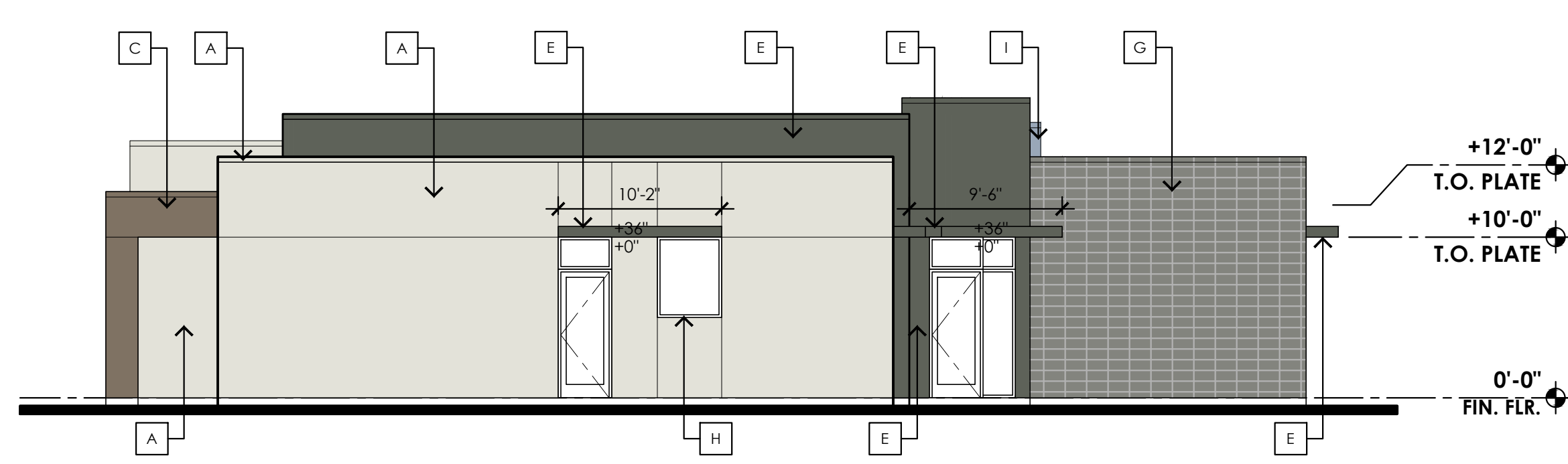
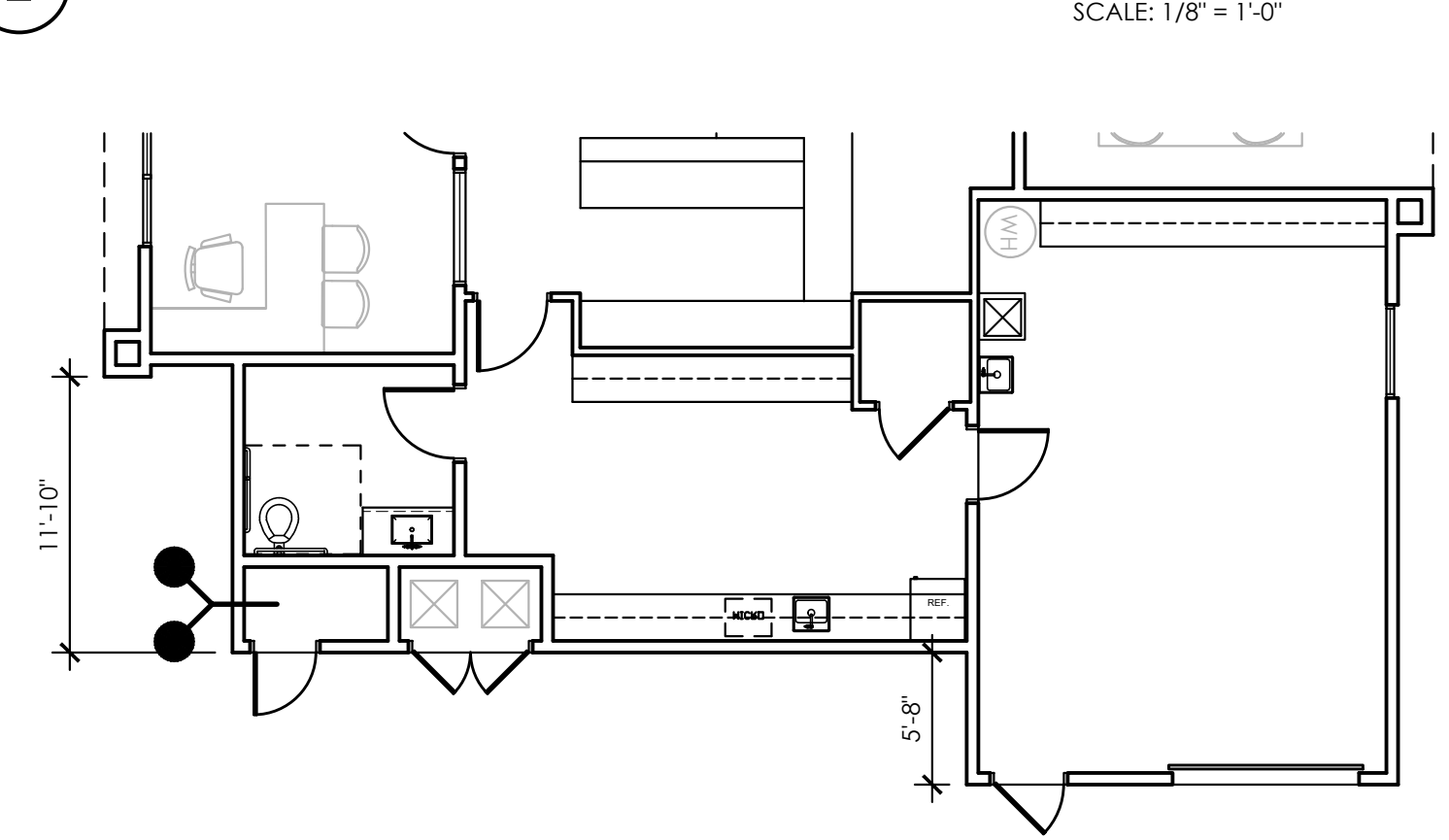
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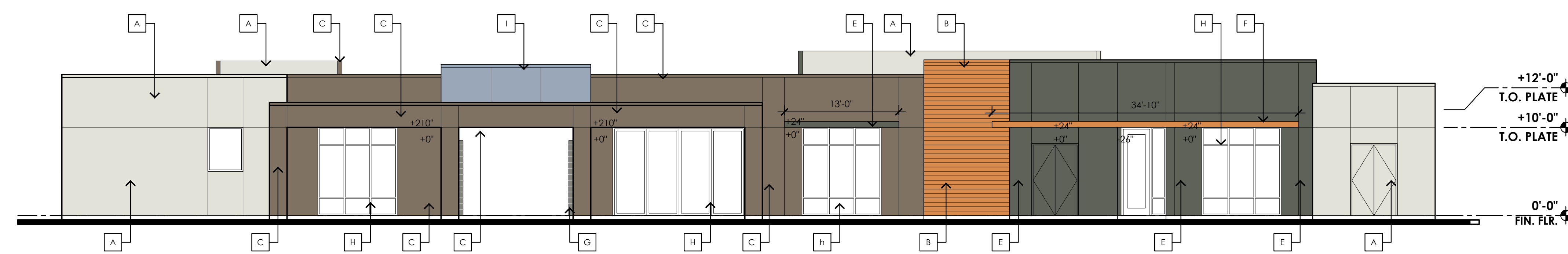
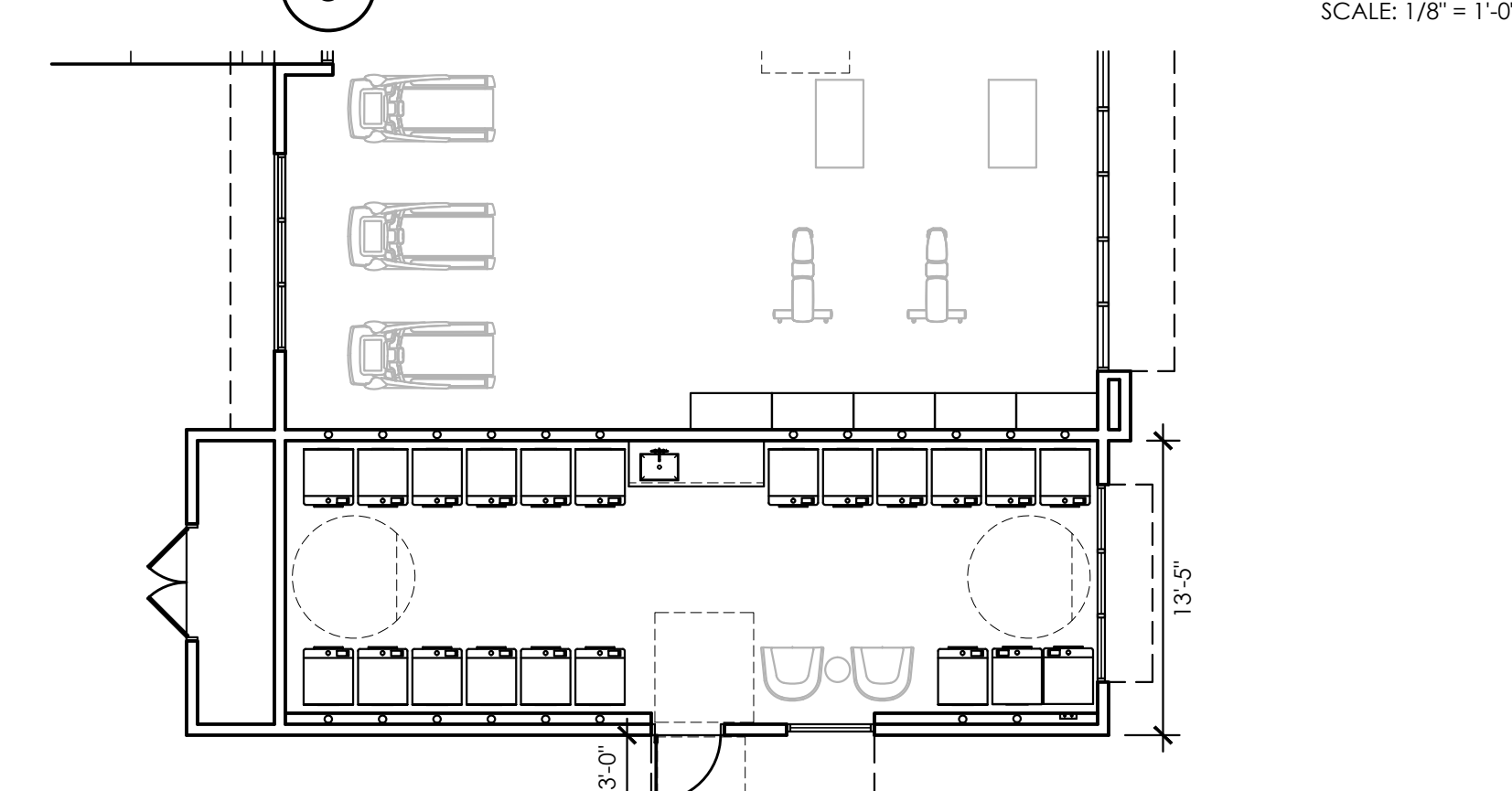
1 CLUBHOUSE - FRONT ELEVATION



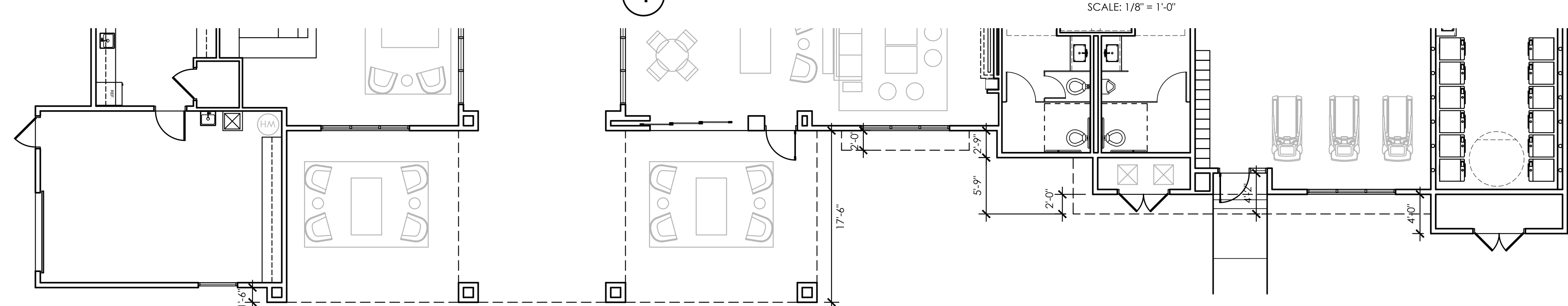
2 CLUBHOUSE - RIGHT ELEVATION



3 CLUBHOUSE - LEFT ELEVATION



4 CLUBHOUSE - REAR ELEVATION



INFRASTRUCTURE LIST

EXHIBIT "B"

Tierra Linda Apartments
PROPOSED NAME OF SITE DEVELOPMENT PLAN

Tract RR-3-B-1 Westland South
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
							Inspector	Inspector	Engineer
			*****ROADWAY***** (1) 12' Second NB Right Turn Lane and Taper	98th Street	Approx. 400' South of Dennis Chavez	Dennis Chavez	/	/	/
			Signage and Striping along 98th Street for Second NB Right Turn Lane	98th Street	Approx. 400' South of Dennis Chavez	Dennis Chavez	/	/	/
			Relocate Signal Equipment if required at southeast quadrant of intersection	98th Street	98th Street	Dennis Chavez	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DHO approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Certification		
							Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Administrator Signature Date _____ City User Dept. Signature Date _____

- NOTES
- Second NB Right-Turn Lane requires right-of-way dedication from Tract RR-3-C-1 (not owned/controlled by owner of Tract RR-3-B-1).
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AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
Scott Eddings NAME (print)	PLANNING CHAIR - date	PARKS & GENERAL RECREATION - date
Huitt-Zollars, Inc. FIRM <i>Scott Eddings</i> SIGNATURE - date 1/14/2025	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DHO EXTENSION: 1-YEAR	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER