



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 checked="" 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 type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<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: BRUNACINI BUILDERS I OPPORTUNITY LAND LLC		Phone: (505) 833-6046
Address: 7550 Meridian Place NW		Email: gbrunacini@brunacini.com
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners: Same as applicant	

BRIEF DESCRIPTION OF REQUEST

Alternative Landscape Plan in response to existing easements that prevent street tree planting.

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

Lot or Tract No.: Lot 10 & Lot 7-B	Block: NA	Unit: NA
Subdivision/Addition: Meridian Business Park	MRGCD Map No.:	UPC Code: 101005824005030302 & 101005725351820602
Zone Atlas Page(s): J-10	Existing Zoning: NR-BP	Proposed Zoning: NA
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (acres): +/- 8.2

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Airport Road NW Between: Meridian Place NW and: Los Volcanes Road NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: November 4, 2022 Updated 12/16/22
Printed Name: James K. Strozier, FAICP	<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 #		

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 to City Staff using other on-line resources such as Dropbox or FTP.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

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

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(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

ACCELERATED EXPIRATION SITE PLAN

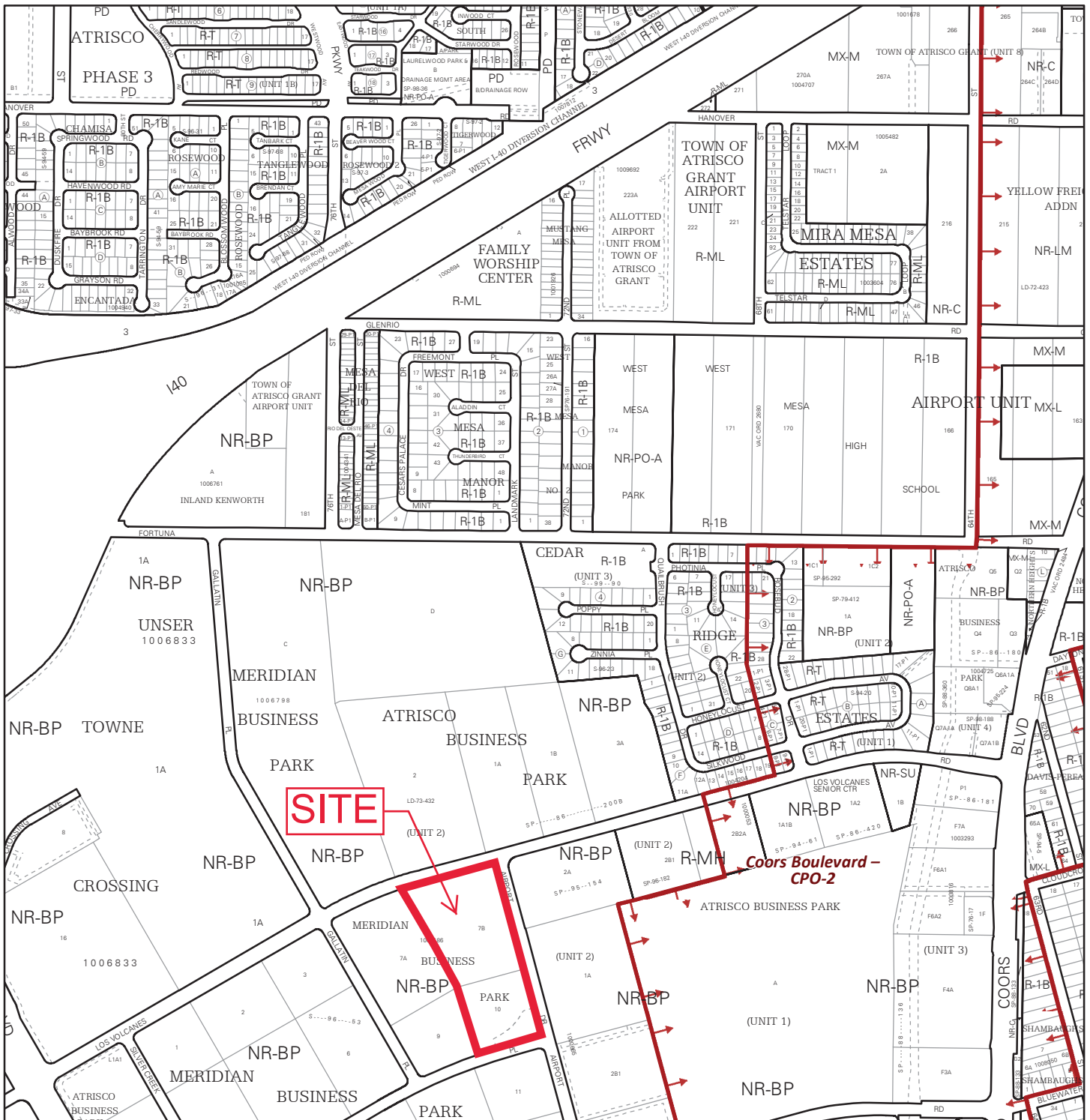
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

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(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement


ALTERNATIVE LANDSCAPE PLAN

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

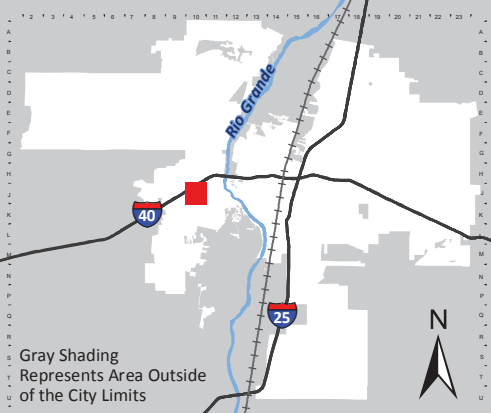


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-10-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
 0 250 500 1,000



BRUNACINI CO.

July 1, 2022

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Meridian Business Park Lots 7-B and 10

To Whom it May Concern:

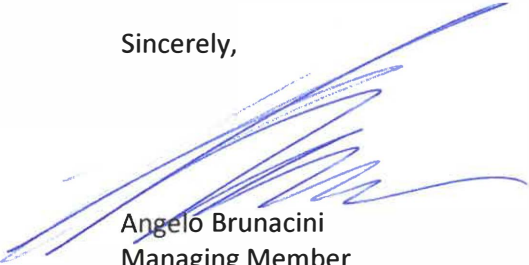
The purpose of this letter is to authorize Consensus Planning, Tate Fishburn Architect, and Wilson & Company to act as our agents for approval of a Site Plan – DRB and related actions for development of the below referenced property located at 541 Airport Road NW.

Legal Description: Lots 7-B and 10, Meridian Business Park containing approximately 8.4 acres.

UPC Codes: 101005824005030302 and 101005725351820602

Brunacini Builders | Opportunity Land, LLC is the owner of the property. Thank you for your consideration.

Sincerely,



Angelo Brunacini
Managing Member
Brunacini Builders | Opportunity Land, LLC



November 3, 2022

Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

RE: Meridian Alternative Landscape Plan

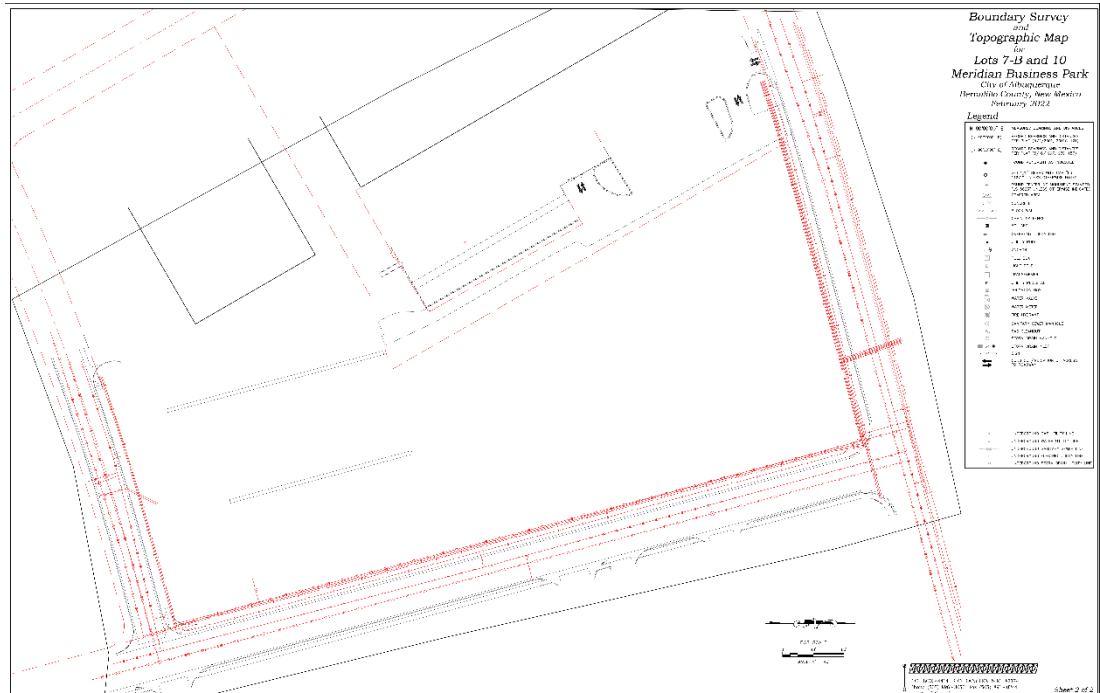
302 Eighth St. NW
Albuquerque, NM 87102

Dear Chair Wolfley:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The Applicant is requesting approval of an alternative landscape plan pursuant to IDO Section 5-6(C)(16) to IDO section 5-6(D)(1) Required Street Trees and Ordinance 27-1994, Chapter 6, Article 6, Part 2, Street Trees.

The justification for the alternative landscape plan is based on the fact that there are utility easements adjacent to all three street frontages that restrict tree planting. The image below depicts the numerous utility lines and easements in red. Trees need to be planted at least 10 feet from an existing utility line and no more than 20 feet from the curb. Because of this requirement, there is no available space between the curb and the 20-foot setback that allows the planting of street trees without obstructing the existing utility lines or encroaching on these easements.



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Easements & utility lines



Easement Notes

- 1 EXISTING 15' PRIVATE DRAINAGE & DRAINAGE MAINTENANCE ACCESS EASEMENT (5/16/1997, 97C-157)
- 2 EXISTING 10' PUBLIC UTILITY EASEMENT (04/24/86, C3-78)
- 3 EXISTING 20' PERMANENT STORM DRAIN EASEMENT (10/20/1993, BK. BCR 93-29, PG. 3533, DOC. NO. 93116684)
- 4 EXISTING PNM & US WEST EASEMENT (5/31/1996, BK. 96-15, PG. 3368, DOC. NO. 96060969)
- 5 EXISTING PUBLIC DETENTION POND EASEMENT (3/18/1997, BK. MISC. 97-7, PG. 6361-6364) SUBJECT TO AGREEMENT AND COVENANTS (3/18/1997, BK. MISC. 97-7, PG. 6354-6360, DOC. NO. 97027691) AND DECLARATION (11/3/2003, BK. A67, PG. 9575, DOC. NO. 2003199991)
- 6 EXISTING RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS, DRAINAGE, AND PARKING EASEMENT PER AGREEMENT (11/4/2015, DOC. NO. 2015096691)
- 7 EXISTING 15' WATERLINE EASEMENT GRANTED TO LOTS 7-B ACROSS LOT 7-A (5/4/2001, 2001C-128)
- 8 EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (5/3/1996, BK. 96-15, PG. 3370, DOC. NO. 96060971)

5-6(C)(16) Alternative Landscaping 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:

5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.

Applicant Response: This is for an industrial/office warehouse project within and consistent with the approved Atrisco Business Park Master Plan. The owner has maximized the landscaping in keeping with the use and context of the existing Business Park development. The alternative landscape plan is consistent with the purpose of this section.

5-6(C)(16)(b) 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.

Applicant Response: Agreed, the landscape plan does not include invasive vegetation.

5-6(C)(16)(c) Do not include a reduction of tree planting requirements.

Applicant Response: The plan is consistent with all elements of the tree planting requirements to the maximum extent practicable due to the existing easements that prevent the installation of street trees.

The alternative landscape plan features six different types of trees throughout the site totaling 70 trees. Although the trees cannot be placed in accordance with the street tree ordinance the distribution of the 70 trees featured in the landscape plan will create visually appealing street edges that will enhance the pedestrian experience along the abutting streets.

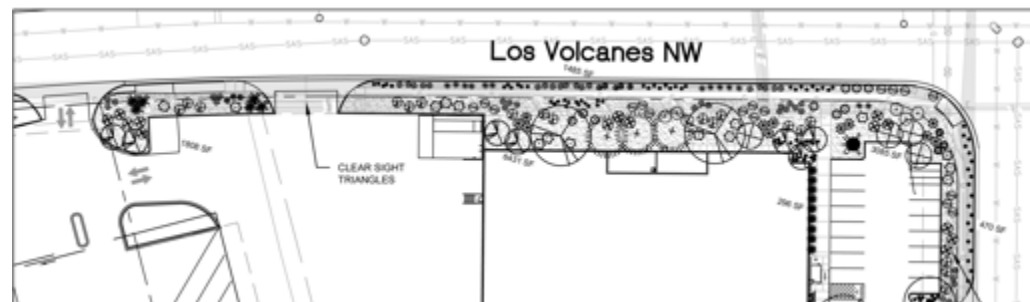
5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.



Applicant Response: The project is within a developed business park and is being developed in concert with the adjacent industrial use to maximize the efficiency of internal circulation. There is no need to buffer between this use and the development to the west. The landscape is focused along the street frontages and within the parking lot to the maximum extent practicable. This is consistent with the intent of the buffering requirements.

5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.

Applicant Response: The distribution of the 70 trees featured in the landscape plan will create visually appealing street edges that will enhance the pedestrian experience along the abutting streets.



North side of subject site landscaping

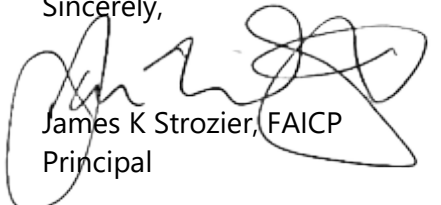
5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

Applicant Response: The alternative landscape plan provides shade and visual relief within the parking area and along the street frontages to the maximum extent practicable in order to reduce any heat island effect.

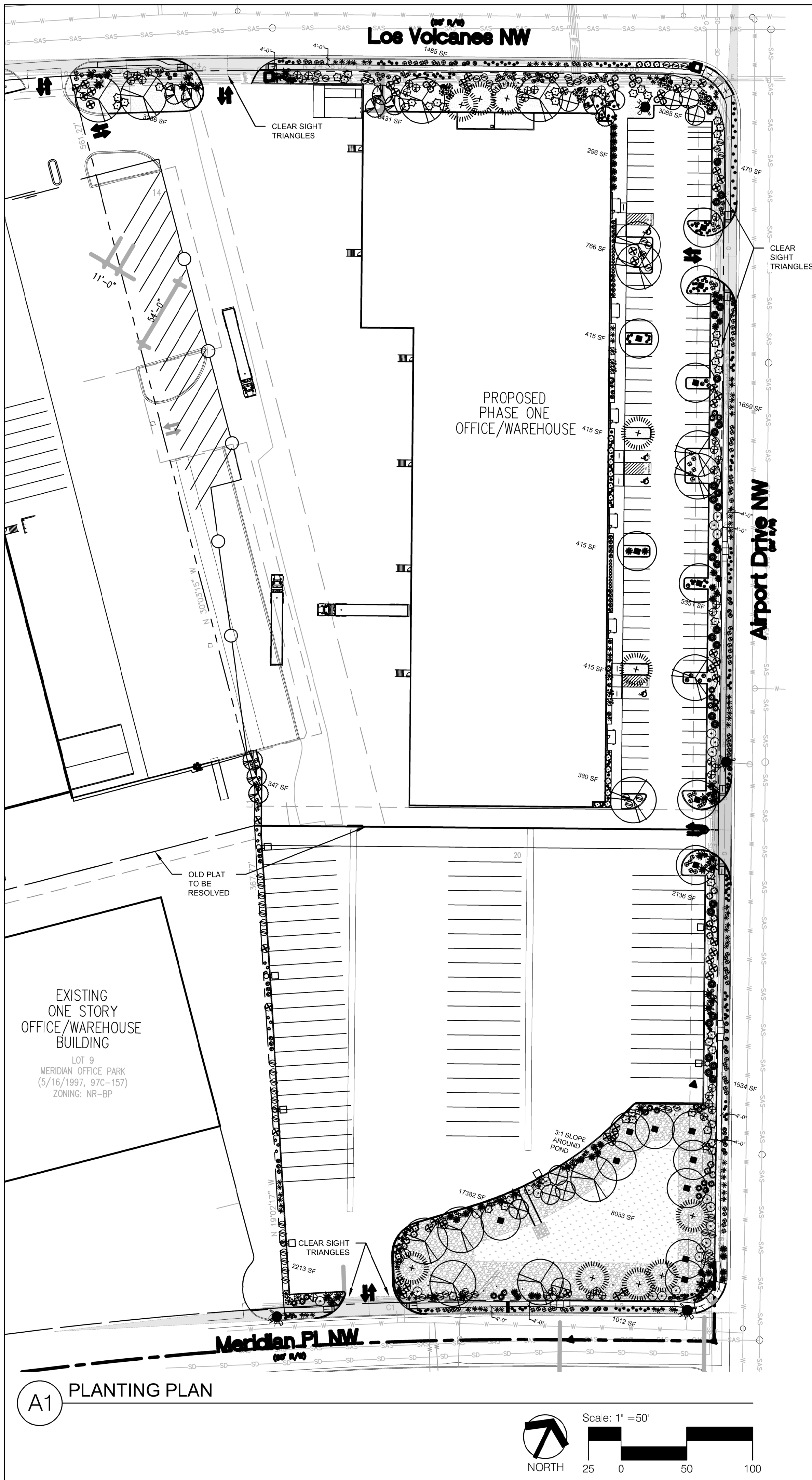
Conclusion:

Thank you for your consideration of this request in conjunction with the Site Plan – DRB for the subject property.

Sincerely,



James K Strozier, FAICP
Principal



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES				
10		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE (M)	2.5" B&B	15' HT. X 12' SPR.
16		GLEDTISIA TRIACANTHOS HONEY LOCUST (M)	2.5" B&B	40' HT. X 35' SPR.
10		PINUS NIGRA AUSTRIAN PINE (M)	6' - 8'	35' HT. X 25' SPR.
17		PISTACIA CHINENSIS CHINESE PISTACHE (M+)	2.5" B&B	40' HT. X 30' SPR.
12		MALLUS 'SPRING SNOW' SPRING SNOW CRAB APPLE (M)	15 GAL.	20' HT. X 15' SPR.
7		VITEX AGNUS-CASTUS CHASTE TREE (M)	15 GAL.	20' HT. X 15' SPR.
SHRUBS & GROUNDCOVERS				
43		BERBERIS JULIANAE WINTERGREEN BARBERRY (M)	5-GAL.	5' HT. X 5' SPR.
50		BUDDLEIA DAVIDII BUTTERFLY BUSH (M)	5-GAL.	7' HT. X 6' SPR.
87		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA (L)	5-GAL.	2' HT. X 3' SPR.
30		CHRYSOTHAMNUS NAUSEOSUS CHAMISA (L)	5-GAL.	5' HT. X 7' SPR.
45		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL.	6' HT. X 7' SPR.
36		JUNIPERUS SABINA BUFFALO JUNIPER (M)	5-GAL.	1' HT. X 8' SPR.
46		JASMINUM NUDIFLORUM WINTER JASMINE (M)	5-GAL.	4' HT. X 7' SPR.
63		LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY TEXAS RANGER (L)	5-GAL.	5' HT. X 5' SPR.
162		SALVIA GREGGI CHERRY SAGE (M)	5-GAL.	2' HT. X 3' SPR.
29		CERCOCARPUS LEDIFOLIUS CURL LEAF MOUNTAIN MAHOGANY (M)	5-GAL.	12' HT. X 6' SPR.
DESERT ACCENTS				
30		DASYLIIRON WHEELERI BLUE SOTOL (RW)	5-GAL.	5' HT. X 5' SPR.
99		HESPERALOE PARVIFLORA 'RED' RED YUCCA (L+)	5-GAL.	30" HT. X 4' SPR.
21		YUCCA FAXONIANA PALM YUCCA (M)	4' - 6'	15' HT. X 6' SPR.
ORNAMENTAL GRASSES				
274		BOUTELOUA GRACILIS BLONDE AMBITION BLUE GRAMA (L)	5-GAL.	30" HT. X 30" SPR.
30		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL.	4' HT. X 2' SPR.
47		NOLINA MICROCAPA BEARGRASS	5-GAL.	6' HT. X 5' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
23		LANDSCAPE BOULDER: MINIMUM SIZE 3'x3'		
24,217 SF		MOUNTAIN AIR BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
6,355 SF		MANZANO GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
17,382 SF		4"-8" RIP RAP GRAVEL (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
8,033 SF		REVEGETATION SEEDING		
REVEGETATION SEEDING				
AREAS SHALL BE SEED BY HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012. LIMITS OF SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY SEEDING OPERATIONS TO LIMIT OF DISTURBANCE.				
SANDY SOILS MIX SUITABLE FOR DETENTION PONDS (20 LBS. PLS PER ACRE TOTAL)				
SCIENTIFIC NAME - COMMON NAME #PLS/AC				
HILARIA JAMESII 'VIVA' - GALLETA 7.0				
ORYZOPSIS HYMENOIDES 'NESPAN' - INDIAN RICE GRASS 5.0				
BOUTELOUA GRACILIS 'HAGHITA' - BLUE GRAMA 2.0				
BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA 1.0				
AGROPYRON SMITHII - WESTERN WHEAT 1.0				
SPOROBOLUS CRYPTANDRUS - SAND DROPSEED 1.0				
SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON 1.0				
EPHEDRA VIRIDIS - GREEN MORMON TEA .25				
ARTIPELEX CANESCENS - FOURWING SALTBRUSH .25				
ARTEMISIA FILIFOLIA - SAND SAGE .5				
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW .25				
OENOTHERA PALLID - WHITE EVENING PRIMROSE .25				
BAILEYA MULTIRADIATA - DESERT MARIGOLD .25				
PENSTEMON AMBIGUUS - SAND PENSTEMON .25				

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

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
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.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

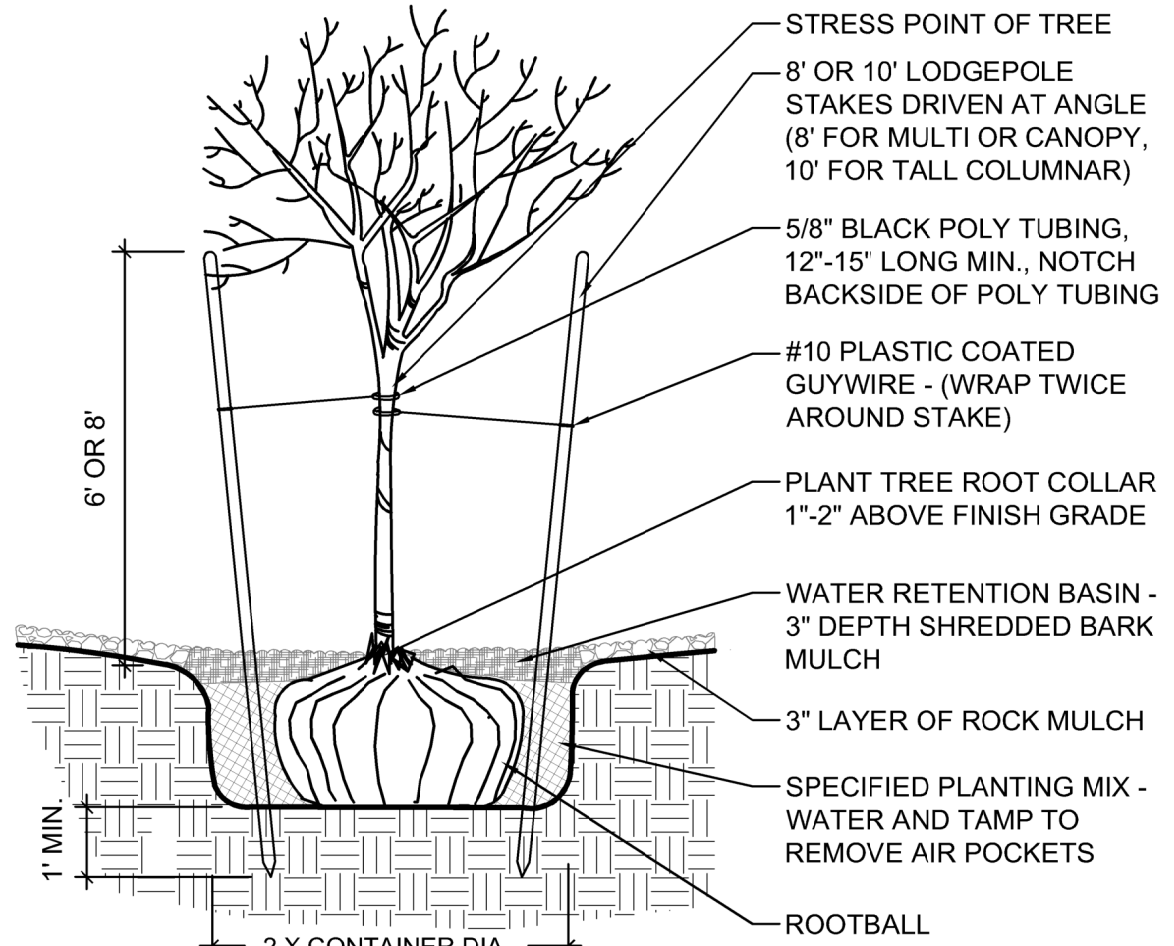
SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE.

LANDSCAPE CALCULATIONS

SITE AREA (8.39 AC)	365,617 SF
BUILDING FOOTPRINT	84,913 SF
NET LOT	280,704 SF
REQUIRED / PROVIDED LANDSCAPE	54,843 SF (15%) / 55,987 SF (15%)
COVERAGE	
REQUIRED / PROVIDED VEGETATIVE COVER	41,132 SF (75%) / 49,767 SF (91%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	13,711 SF (25%) / 16,016 SF (29%)
PARKING LOT TREES	
PARKING LOT SPACES PROVIDED : 91	
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES	10/15
PARKING LOT AREA	
AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.	
PARKING LOT AREA : 28,235 SF	
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	4,235 SF (15%) / 9,791 SF (35%)
STREET TREES	
STREET TREE ORDINANCE REQUIRES SPACING OF STREET TREES AT 25' O.C. UNDERGROUND UTILITIES IN MAXIMUM STREET TREE SETBACK RESTRICTS STREET TREE PLANTING AIRPORT DRIVE NW, LOS VOLCANES, AND MERIDIAN.	
REQUIRED / PROVIDED STREET TREES:	
AIRPORT DRIVE IS 845' AND REQUIRES 36 TREES.	36/0
LOS VOLCANES IS 453' AND REQUIRES 18 TREES.	18/0

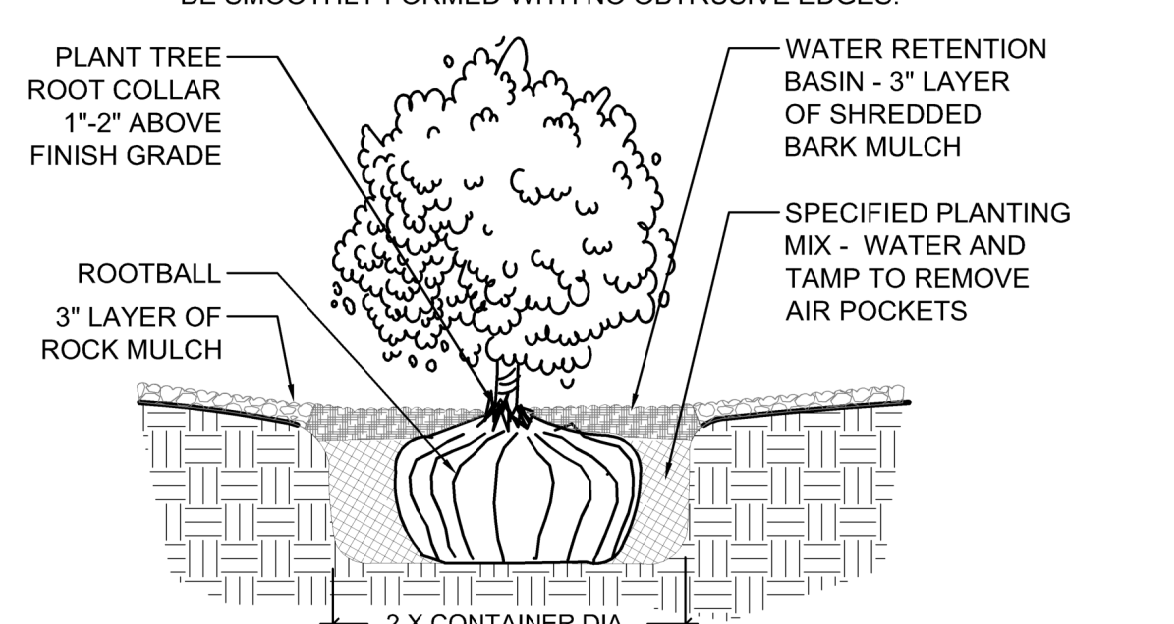
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LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

- NOTES:**
- 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.
 - REMOVE ROPE AND BURLAP AFTER PLANTING.

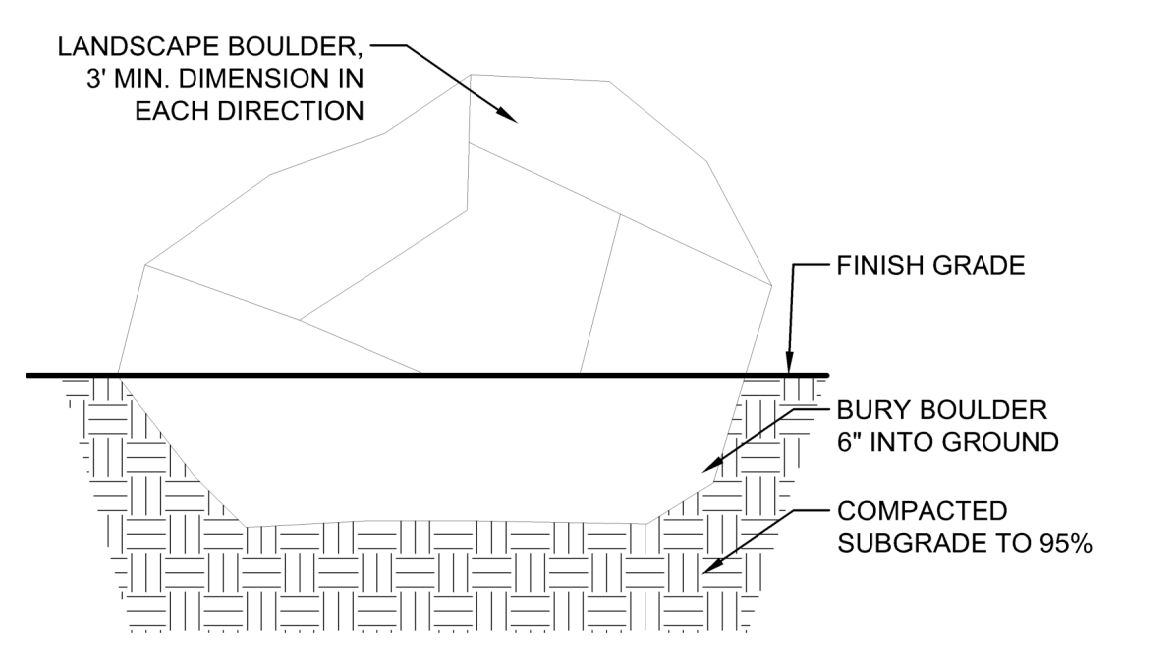


1 TREE PLANTING SCALE: N.T.S.

- NOTES:**
- 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.



2 SHRUB PLANTING SCALE: N.T.S.



3 LANDSCAPE BOULDER SCALE: N.T.S.

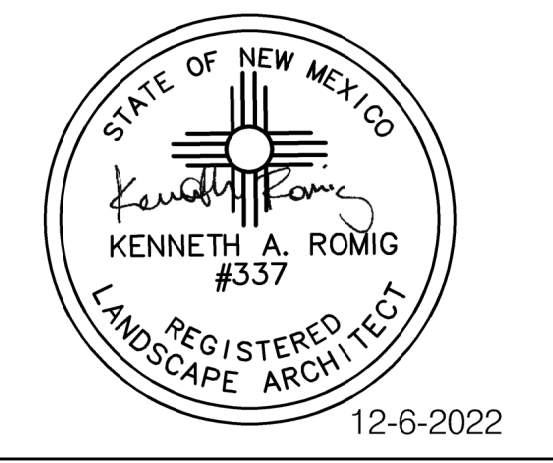


CONSENSUS
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

DESCRIPTION



4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-548-4000
FAX: 505-348-4055
www.wilsonco.com



NEW OFFICE / WAREHOUSE FOR BRUNACINI DEVELOPMENT

541 AIRPORT DRIVE NW,
ALBUQUERQUE, NM 87121
DECEMBER 6, 2022

SUBMITTAL: DECEMBER 15, 2022

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1083-08
CAD DWG FILE:
DESIGNED BY: ISH DATE: 12/15/22
DRAWN BY: ISH/KR DATE: 12/15/22
CHECKED BY: KR / JS DATE: 12/15/22

SHEET TITLE

LANDSCAPE PLAN

DRAWING SHEET
LP100

A1 PLANTING PLAN

