

November 23, 2022

**Re: Project no. PR-2022-007701, Application no. SI-2022- 01868
New Branch office for Nusenda Credit Union at 2801 Juan Tabo NE, Abq NM.**

DRB members and planning staff,

The following are responses describing how we comply or are addressing staff comments of 11-16.to follow IDO and other requirements for site plan approval:

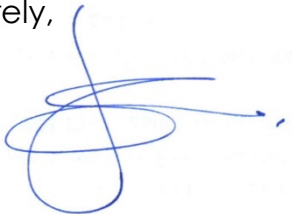
Planning:

1. Comments in regard to platting action will be addressed in replat process which is underway and being done by others.
2. 5-6. An updated landscape plan is attached here. The trees along the south property line have been changed to evergreen trees so that the buffer requirements as described in IDO 5-6 are met. The landscape calculations as described in IDO section 5-6 are clearly shown on the sheet. The calculations show that the plan is in compliance with these requirements.
3. The mechanical screens on the roof extend to a higher elevation than the mechanical equipment so the screening requirement as described in 5-6(G) will be exceeded. Building elevations illustrating this are attached here.

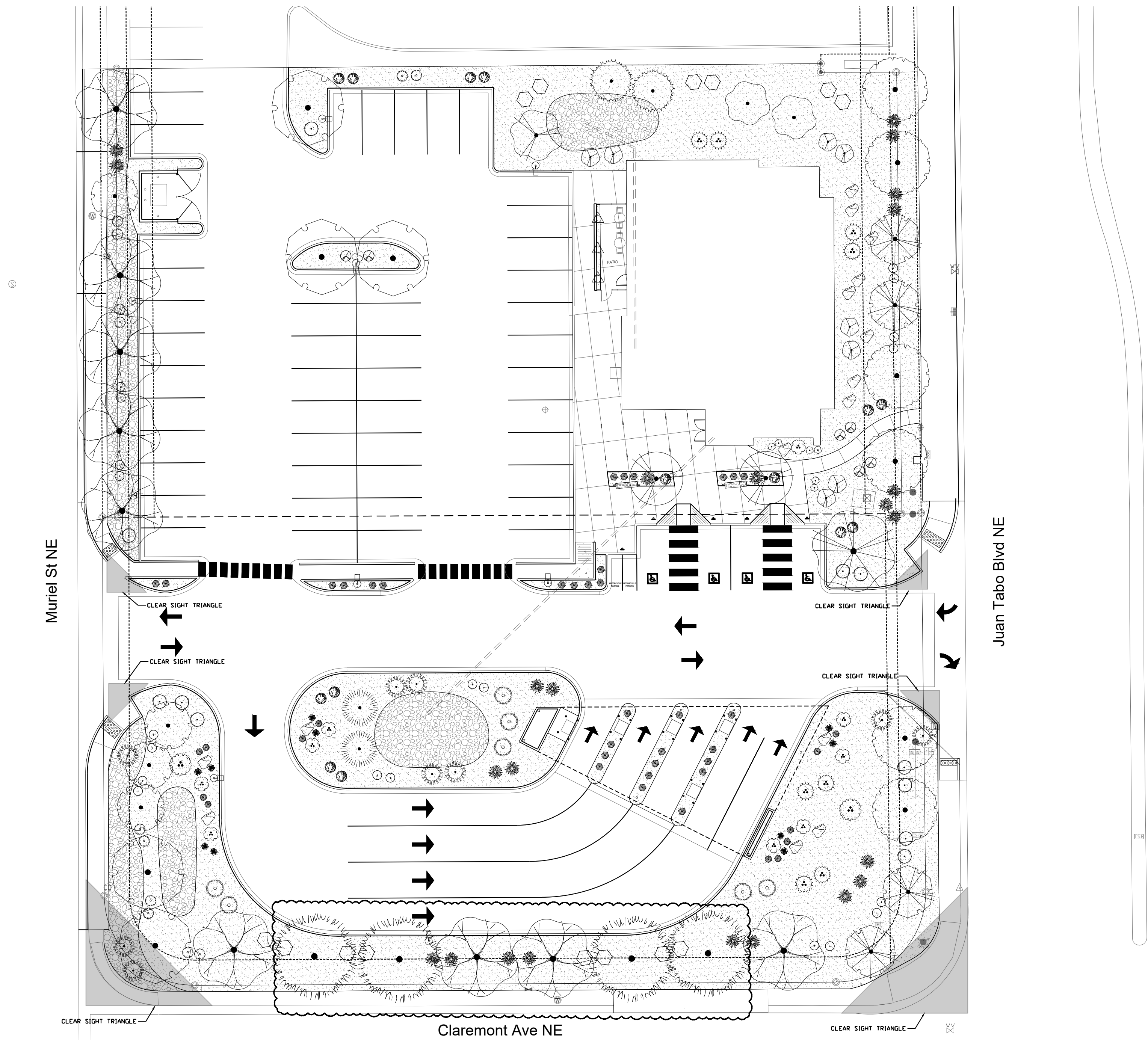
Code Enforcement:

1. An updated landscape plan is attached here. The trees along the south property line have been changed to evergreen trees in order to comply with the IDO page 607. The buffer will be 75% opaque, minimum upon maturity.

Sincerely,



Joe Slagle Architect, Inc



SITE DATA

GROSS LOT AREA	56,251 SF
BUILDING AREA	4,226 SF
NET LOT AREA (NET.)	52,025 SF

LANDSCAPE AREA (LAN.)

REQUIRED	7,804 SF (15% OF NET.)
PROPOSED	19,770 SF (38% OF NET.)

VEGETATION COVERAGE (VEG.)

REQUIRED	5,853 SF (75% OF LAN.)
PROPOSED	26,429 SF (339% OF LAN.)

GROUND-LEVEL PLANTS COVERAGE

REQUIRED	1,463 SF (25% OF VEG.)
PROPOSED	3,321 SF (57% OF VEG.)

STREET TREES (1 PER 25 LF)

REQUIRED	30
PROPOSED	30

PARKING LOT TREES (1 PER 10 PARKING SPACES)

REQUIRED	6
PROPOSED	6

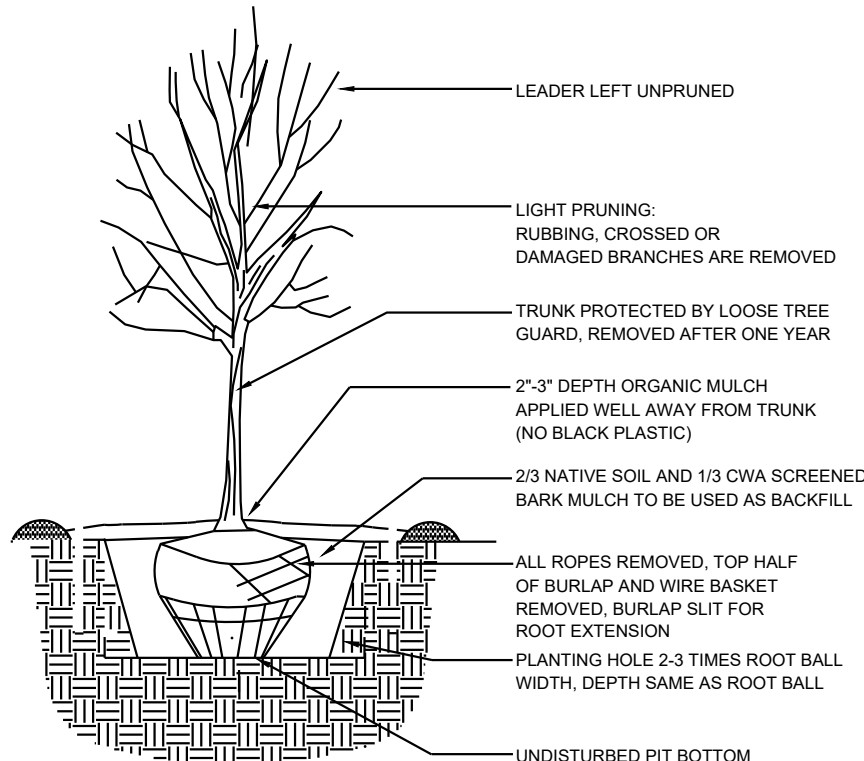
TOTAL

REQUIRED	36 TREES
PROPOSED	40 TREES

NOTE:
ALL CALCULATIONS MEET ALL REQUIRED IDO
LANDSCAPE STANDARDS

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
- ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
- ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.
- 6 PLANTINGS IN CLEAR SIGHT TRIANGLE NOT TO OBSTRUCT LINE OF VISION FROM 3' HEIGHT TO 8' HEIGHT.



1 TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	1	CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW	24"BOX	20' X 25'	491
	4	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" B&B	25' X 20'	314
	2	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX	15' X 15'	177
	5	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	2" B&B	50' X 45'	1590
	2	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" B&B	20' X 20'	314
	1	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60'	2826
	6	PRUNUS CERASIFERA / FLOWERING PLUM	2" B&B	20' X 20'	314
	4	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B	25' X 15'	177
	9	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	2	PINUS CEMBROIDES EDULIS / PINYON PINE	6'	30' X 20'	314
	4	PINUS ELДАРICA / AFGHAN PINE	6'	40' X 25'	491
	9	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3' X 4'	13
	2	NOLINA MICROCARPA / BEARGRASS	5 GAL	5' X 6'	28
	8	YUCCA BACCATA / BANANA YUCCA	5 GAL	4' X 5'	20
	10	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	2' X 2'	3
	6	NEPETA X FAASSENII 'SELECT BLUE' / CATMINT	1 GAL	1' X 2'	3
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	12	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2'	3
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	3	PARTHENOISSUS QUINQUEFOLIA / VIRGINA CREEPER	5 GAL	CLIMBING+30'	50
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	14	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL	3' X 3'	7
	8	CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	5' X 6'	28
	11	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13
	20	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	2' X 3'	7
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	7	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	6' X 6'	28
	12	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4'	13
	14	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	6' X 7'	38
	9	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2' X 9'	64
	6	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	3' X 4'	13
	24	ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY	5 GAL	6' X 4'	13
	2	SPARTIUM JUNCEUM / SPANISH BROOM	5 GAL	10' X 10'	79
SUBTOTAL					3,321 SF
TOTAL					26,429 SF

MATERIAL SCHEDULE

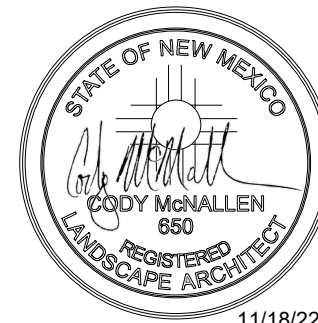
SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	15

SYMBOL	DESCRIPTION
	MOUNTAINAIR BROWN 7/8" GRAVEL
	2-4" GRAY, ROUND COBBLE



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 6/28/2022

Revisions:

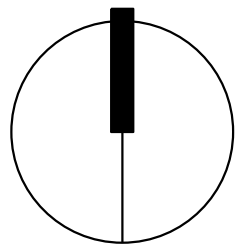
△	7/1/2022
△	11/18/2022
△	
△	
△	

Drawn by: PL

Reviewed by: CM

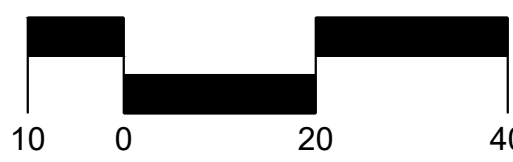
Nusenda

2801 Juan Tabo
Albuquerque, New Mexico



NORTH

Scale: 1" = 20'



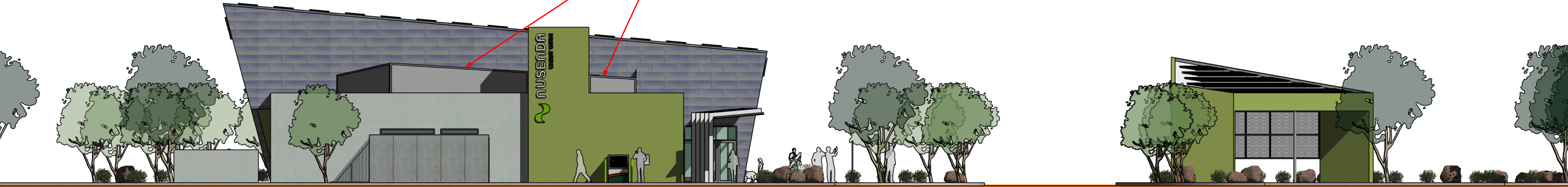
Sheet Title:

Landscape
Plan

Sheet Number:

LS-01

ROOFTOP MECHANICAL EQUIPMENT IS BEHIND THIS
MECHANICAL SCREEN WALL. THE EQUIPMENT IS NOT
VISIBLE BECAUSE THE SCREEN WALL IS HIGHER THAN
THE EQUIPMENT.



ROOFTOP MECHANICAL EQUIPMENT IS BEHIND THIS
MECHANICAL SCREEN WALL. THE EQUIPMENT IS NOT
VISIBLE BECAUSE THE SCREEN WALL IS HIGHER THAN
THE EQUIPMENT.

