



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2022-007875
Application No. SI-2022-02109-SITE PLAN

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 12/07/2022 HEARING DATE OF DEFERRAL: 03/15/23

SUBMITTAL DESCRIPTION: Revised Site Plan, Landscape Plan Infrastructure List and Deviation Justification

CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 EMAIL: ron@thegroup.cc



Memorandum

Date: March 9, 2023

Re: PR – 2022-02109

Project: Kimmick & Rosa Parks

COMMENT #1:

Clarify detail of deviation request. What setback is not being met? By how much? Include measurements from property line to structure.

RESPONSE #1:

The applicant is requesting a Setback Deviation in accordance with 14-16-6-4(P) DEVIATIONS. Requirements for setbacks on the subject property are 25 feet for the front and 15 feet for the sides and rear. The applicant is requesting deviation for both the front and rear setback. Applicant is requesting a front setback of 22.5 feet and a rear setback of 13.5 feet. The deviations being requested are less than 10% deviation. Please see the accompanying Deviation Request which is included with this submission.

COMMENT #2:

5-2(J)(1) Lots within 330 feet of Major Public Open Space The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(K)(2) below.

RESPONSE #2:

The applicant is aware of adjacency to Major Public Open Space and has designed the site plan to adhere to the standards set forth in 5-2(J)(1). Please see responses 3-14 for additional information.

COMMENT #3

5-2(J)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the Major Public Open Space consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

RESPONSE #3

The Rank 2 Bikeways and Trails Facility Plan identifies a multi-use trail adjacent to Rosa Parks Rd NW. The applicant has agreed to construct a multi-use trail along the south side of Rosa Parks Rd NW or provide money in lieu to be used for future construction. Pedestrian and bicycle access to Major Public Open Space is accessible from the proposed development along Rosa Parks Rd NW. Curb ramps with tactile warning strips will be constructed at the roadway crossing at Rosa Parks Rd NW and Kimmick Rd NW. The cost to construct the multi-use trail is estimated at this time to be approximately \$32,000.

COMMENT #4**5-2(J)(1)(b) Landscaping, Buffering, and Screening**

- 1. Use native and/or naturalized vegetation for landscaping materials.*
- 2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).5-2(J)(1)(c) Outdoor Lighting Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting).*

RESPONSE #4

- 1. A landscape plan is included with this submission. All planned landscaping will be naturalized vegetation for landscaping materials.*
- 2. Design consideration has been made to ensure that all mechanical equipment will be screened from view per subsection 14-16-5-6(G). All mechanical equipment will be roof mounted and screened by parapet walls.*
- 3. Design consideration has been made to accommodate restrictions pursuant to 14-16-5-8. All exterior lighting will comply with New Mexico Night Sky Protection Act. No lighting poles will exceed 20' in overall height per 5-8(D)(3). All outdoor light fixtures mounted to the buildings will be mounted at least 6 feet above ground and no more than 15 feet above ground. Please see building elevation renderings to see proposed locations of exterior building mounted lighting elements.*

COMMENT #5**5-2(J)(1)(d) Color**

- 1. Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.*
- 2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.*
- 3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.*

RESPONSE #5

- 1. Design consideration has been made to ensure compliance of 5-2(J)1(d). All buildings will have exterior stucco color of Canvas with River Rock colored stucco*

and trim accents. Courtyard walls are contemplated to also be stucco and colored to match the building exterior. Please see colored renderings which are included with this site plan submission. The LRV for Canvas is 44.0 while the LRV for River Rock is 31.1.



2. Design consideration was made to ensure color palates which are in harmony with the surrounding high desert landscape. Please see colored renderings which are provided as part of this site plan submission.



COMMENT #6

5-2(J)(1)(e) Signs

1. *Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).*
2. *Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).*

RESPONSE #6

No electronic signage is being proposed in relation to this project. Design consideration has been made to minimize visibility from MPOS. The only signage being proposed is monumentation at the northwest and southwest corners of the property. Specific location and sizing of signage monumentation is shown on the landscaping plan.

COMMENT #7**5-2(J)(2)(a) Lots of Any Size**

Development on lots of any size adjacent to Major Public Open Space shall: 1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent

RESPONSE #7

Rosa Parks Rd NW is a single-loaded street. Construction of Rosa Parks is included as part of this project.

COMMENT #8

Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

RESPONSE #8

There is no off-street parking adjacent to MPOS. All proposed off-street parking is centralized along the central drive corridor within the project site.

COMMENT #9

Limit height of site lighting luminaires to 20 feet

RESPONSE #9

No lighting structures are proposed that would exceed the 20-foot height restriction.

COMMENT #10

Manage stormwater per Subsection 14-16-5-4(H)

RESPONSE #10

Design consideration has been made to ensure that the project site will retain, detain, and/or infiltrate stormwater as necessary to prevent surface flooding. Landscape areas along the central drive corridor are designed to serve as retention ponds providing 510 cubic feet of retention volume. Additionally, a detention pond will be constructed on the southwest corner

of the project site to provide 2,202 cubic feet of retention volume. The site plan is designed to incorporate erosion resistant landscaping along slopes and swales. (See Sheet D1 Drainage Plan).

COMMENT #11

Design grading per Subsection 14-16-5-4(J)

RESPONSE #11

All grading and erosion control practices will comply with the DPM. Design consideration has been made to ensure that new development blends into the adjacent environment with minimum grade change. See Sheet C2 grading plan for finished grade elevations.

COMMENT #12

Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

RESPONSE #12

1. Locations - Design consideration has been made to ensure compliance with standards outlined in Subsection 14-16-5-5(F)(1). All off-street parking is located along the central transportation corridor within the project site. Additionally, each unit is constructed with an attached 2-car garage.
2. Design, access, and circulation – Design consideration has been made to ensure compliance with 14-16-5-5(F)(2)(b). Public parking areas are designed to allow for safe nose-in entrance and egress to both Valiente Rd NW and Rosa Parks Rd NW. Fire and Emergency access to and through the parking area complies with Article 14-2 of ROA 1994 (Fire Code). An approved Fire 1 plan is included with this submission. No portion of the vehicle driving lane is located directly between the front façade of the building structures and the front lot line.

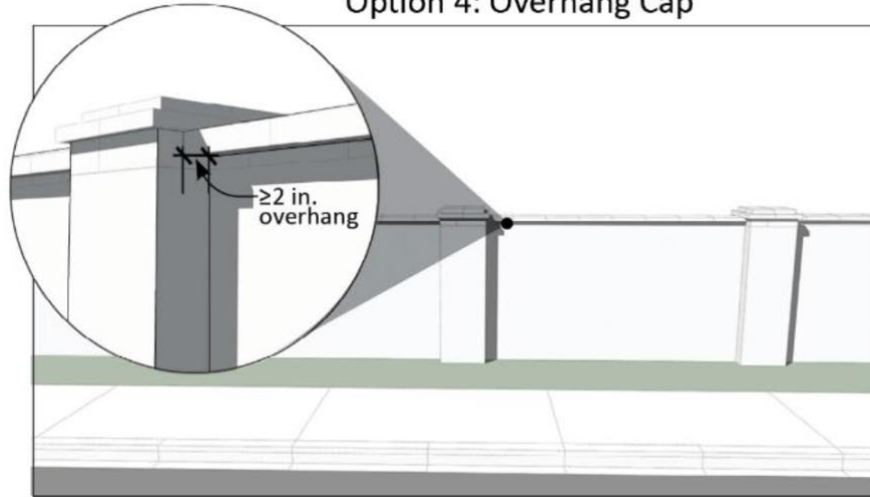
COMMENT #13

Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

RESPONSE #13

Design consideration has been made to ensure compliance to the standards outlined in Section 14-16-5-7(E). Garden walls will be constructed of CMU block and coated with stucco. No wall will be higher than the 6' maximum height restriction. Community walls facing public roadways and Major Public Open Space will be constructed of CMU block with an overhang top cap.

Option 4: Overhang Cap



COMMENT #14

Requirements for additional right-of-way and sidewalks indicate that a replat is needed. The replat is recommended as a condition of approval of the site plan.

RESPONSE #14

The applicant has agreed to the requirement of an additional 6' right-of-way dedication. It is understood that a minor platting action will need to occur as a condition of final approval.

COMMENT #15

The project and application numbers must be added to the Site Plan.

COMMENT #15

Project and application numbers have now been added to the Site Plan.



The HENSLEY ENGINEERING GROUP

March 9, 2023

DRB
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Lot 1, Unit 26 Volcano Cliffs Subdivision
Setback Deviation

BETA Investments LLC, the owner of the subject property, is requesting a Setback Deviation in accordance with 14-16- 6-4(P) DEVIATIONS.

The site is unique in having street frontage on three sides, and the applicant's site is subject to site constraints not generally shared by surrounding properties. The unforeseen dedication of ROW for the widening of Rosa Parks Road significantly restrains the owner's planned development.

Per the IDO:

6-4(P)(3)(a) Applicant's site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties

6-4(P)(3)(b) Site constraints were not created by actions of property owner or another interested party.

6-4(P)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area.

6-4(P)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard.

Based on the submitted information, we respectfully request approval of a 10% reduction in the front and rear setbacks with the proposed Setback Deviations.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

Civil

*

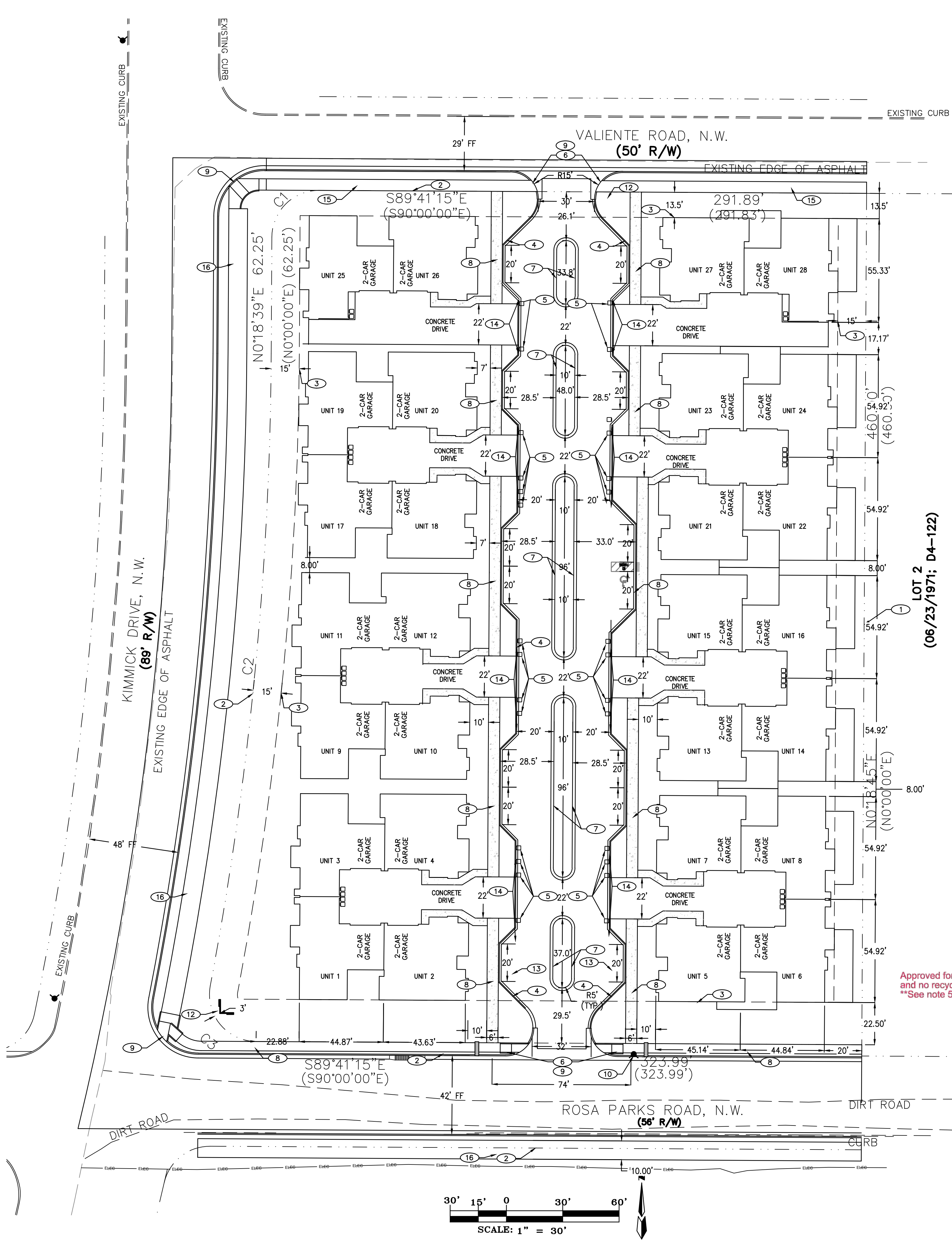
Environmental

*

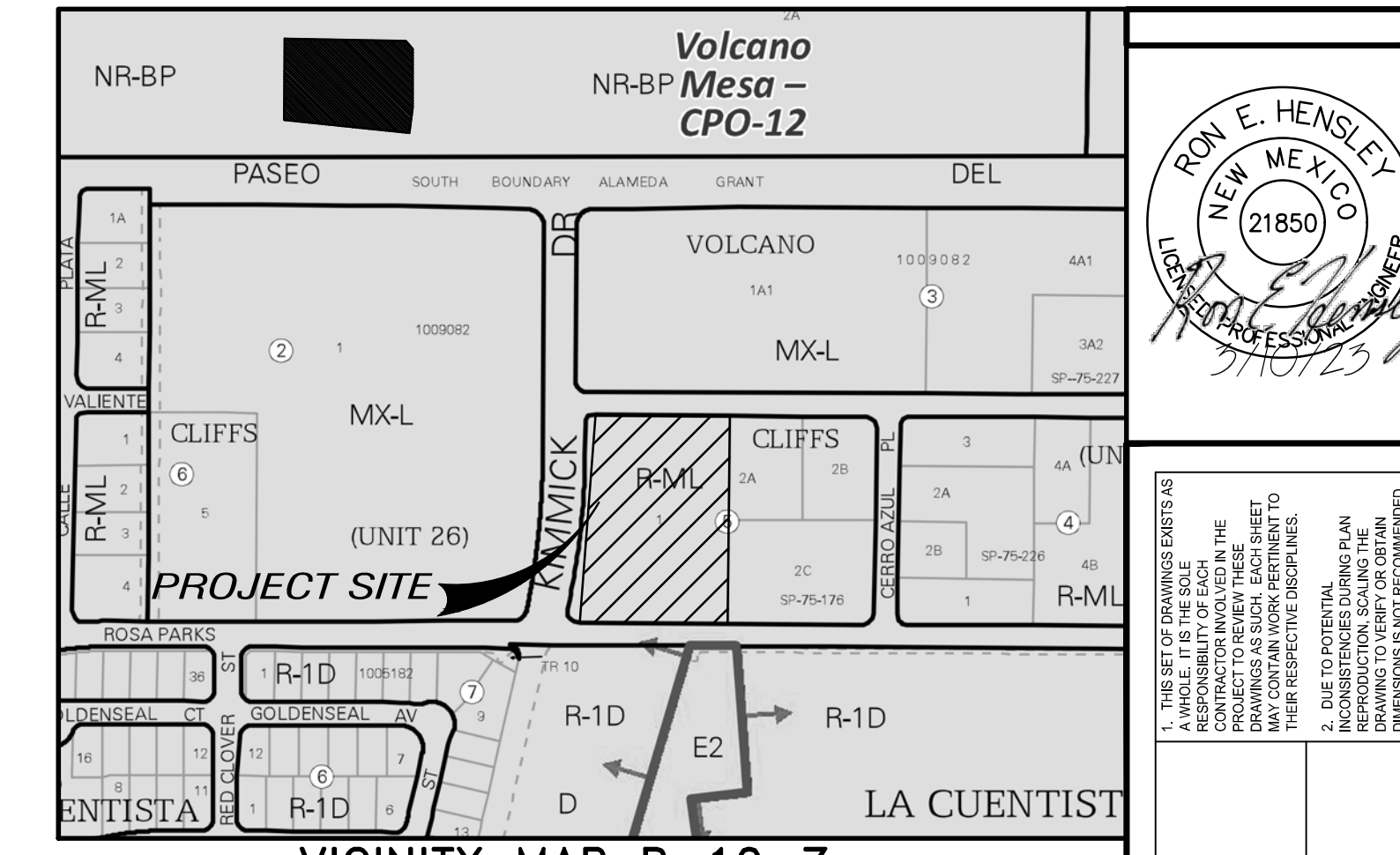
Water Resources

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

505-410-1622



SITE DATA	
LOCATION	ROSA PARKS RD, N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	102,255 SF
NUMBER OF UNITS	28 SEMI-ATTACHED
LANDSCAPE AREA	49,383 SF
TOTAL LANDSCAPE AREA	51,666 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	48%
OPEN SPACE	56,872 SF
REQUIRED OPEN SPACE	350 * 16 + 285*12=9,020 SF
	350 SF/3BR UNIT, 285 SF/2BR UNIT
PAVED, DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	16 * 2 + 12*1=44 SPACES
	2 SPACES/3BR UNIT, 1 SPACE/2BR UNIT
PARKING PROVIDED	70 SPACES
	56 GARAGE SPACES
	14 PARKING SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 GARAGE SPACE/UNIT + 1 VAN SPACE



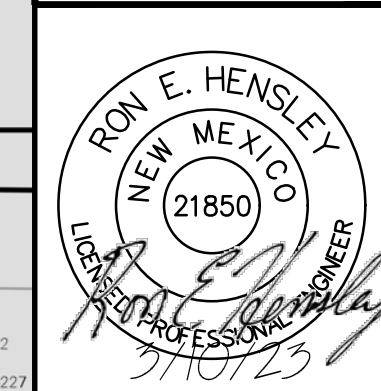
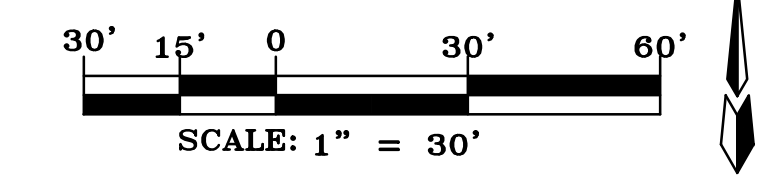
- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - SETBACK
 - NEW STANDARD CURB PER SP 2-SITE DETAILS
 - REFUSE CART AREA TO MAINTAIN 25' VERTICAL CLEARANCE FREE OF OBSTRUCTION AND VEGETATION.
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - NEW ESTATE CURB PER SP 2-SITE DETAILS
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
 - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
 - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - MONUMENT SIGN PER SP 2-SITE DETAILS
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - NEW MOUNTABLE CURB PER SP 2-SITE DETAILS
 - 5" CONC. SIDEWALK
 - 10' TRAIL

PROJECT NUMBER: PR-2022-007875
 APPLICATION NUMBER: SI-2022-02109

DRB SITE PLAN FOR BUILDING PERMIT
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT, IF NECESSARY	DATE
Herman Gallegos <i>Herman Gallegos</i>	08-11-22
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING	DATE

Approved for access for 28 residential trash carts, and no recycle carts. Herman Gallegos 08-11-22
 **See note 5" *Herman Gallegos*



PROJECT ADDRESS: 99999 ROSA PARKS N.W., ALBUQUERQUE, NM
 CLIENT'S NAME: MX AT PETROGLYPH

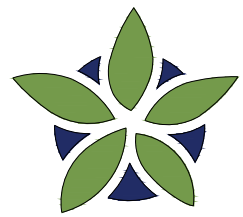
THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
 Albuquerque, NM 87112

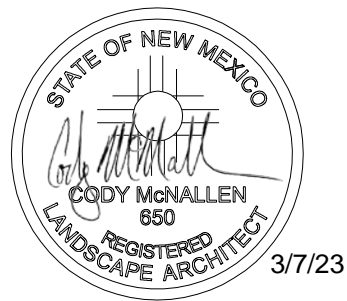
Office: (505) 296-7100
 Fax: (505) 296-7105

SP1



YELLOWSTONE
LANDSCAPE

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



Date: 5/27/2022

Revisions:
▲ 7/25/2022
▲ 11/02/2022
▲ 3/7/2023

Drawn by: PL
Reviewed by: CM

MX at Petroglyph
Albuquerque, New Mexico

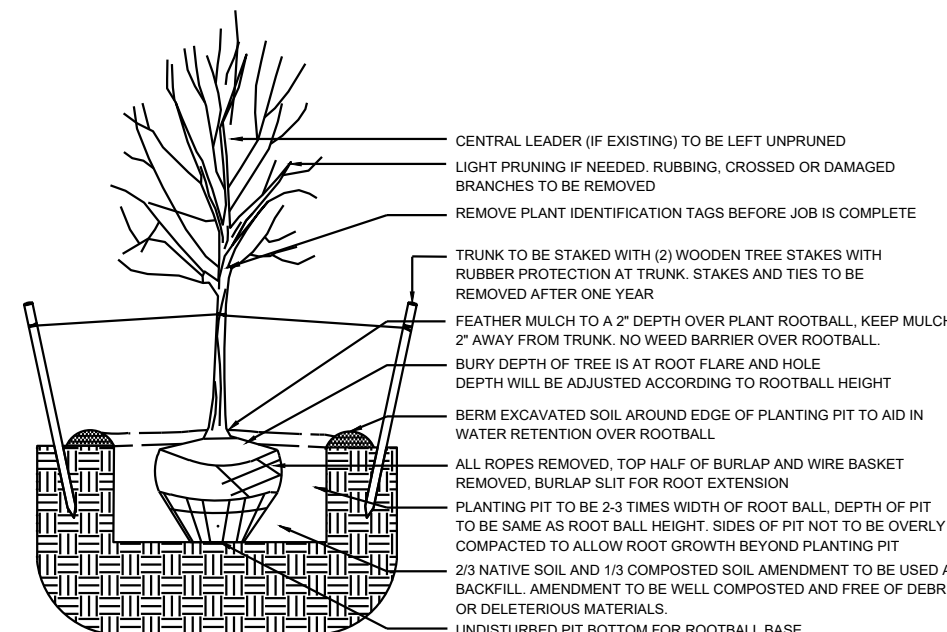
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	13	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	707
	2	CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW	24" BOX	20' X 25'	491
	7	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24" BOX	15' X 15'	177
	7	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" B&B	20' X 20'	314
	4	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60'	2826
	9	PRUNUS CERASIFERA / FLOWERING PLUM	2" B&B	20' X 20'	314
	7	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B	25' X 15'	177
	21	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
	4	VITEX AGNUS-CASTUS / CHASTE TREE	24" BOX	20' X 20'	314
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	3	JUNIPERUS MONOSPERMA / ONESEED JUNIPER	15 GAL	20' X 10'	79
	3	PINUS NIGRA / AUSTRIAN BLACK PINE	6"	20' X 10'	79
				SUBTOTAL	41,020 SF
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	6	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL	5' X 5'	20
	4	NOLINA MICROCARPA / BEARGRASS	5 GAL	5' X 6'	28
	36	YUCCA BACCATA / BANANA YUCCA	5 GAL	4' X 5'	20
FLOWERING PLANTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	34	NEPETA X FAASSENII 'SELECT BLUE' / CATMINT	1 GAL	1' X 2'	3
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	19	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	37	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2'	3
	6	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	3' X 3'	7
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	65	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	4' X 4'	13
	28	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	4' X 4'	13
	34	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	3' X 3'	7
	26	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	5' X 6'	28
	12	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	10' X 10'	79
	24	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13
	28	ROSA X 'KNOCKOUT' TM / ROSE	5 GAL	6' X 5'	20
	24	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	2' X 3'	7
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	6	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	6' X 6'	28
	14	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	4' X 6'	28
	62	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4'	13
	21	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	6' X 7'	38
	18	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2' X 9'	64
	13	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL	3' X 3'	7
	8	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	5 GAL	8' X 5'	20
	8	PHOTINIA X FRASERI / PHOTINIA	5 GAL	8' X 8'	50
	42	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	6' X 6'	28
				SUBTOTAL	10,646 SF
				TOTAL	51,666 SF

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	44
	UPLIGHT	16
SYMBOL	DESCRIPTION	
	GRAVEL	
	COBBLE	
	CLEAR SIGHT TRIANGLE	

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, FENCING AND SIGNING 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 CLEAR SIGHT TRIANGLE.



TREE PLANTING DETAIL

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.

SITE DATA

GROSS LOT AREA 147,944 SF
BUILDING AREA 47,844 SF
NET LOT AREA (NET.) 100,100 SF

LANDSCAPE AREA (LAN.)
REQUIRED 15,015 SF (15% OF NET.)
PROPOSED 47,411 SF (47% OF NET.)

VEGETATION COVERAGE (VEG.)
REQUIRED 11,261 SF (75% OF LAN.)
PROPOSED 51,666 SF (344% OF LAN.)

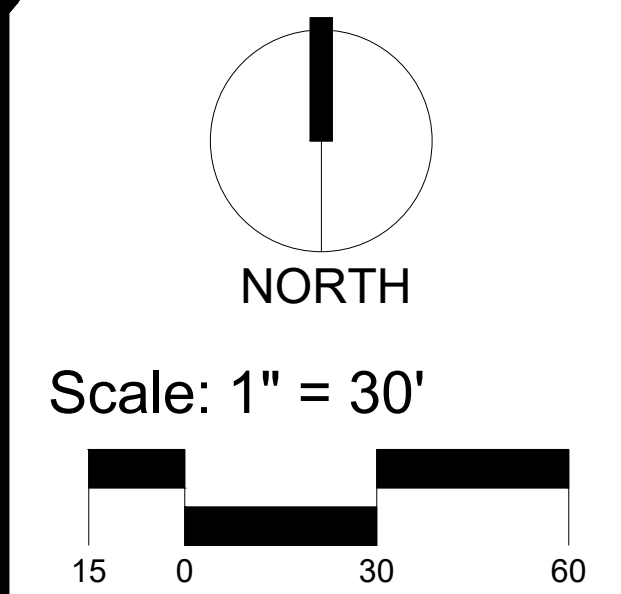
GROUND-LEVEL PLANTS COVERAGE
REQUIRED 2,876 SF (25% OF VEG.)
PROPOSED 10,646 SF (95% OF VEG.)

STREET TREES (1 PER 25LF)
REQUIRED 50
PROPOSED 50

PARKING LOT TREES (1 PER 10 LOTS)
REQUIRED 2
PROPOSED 2

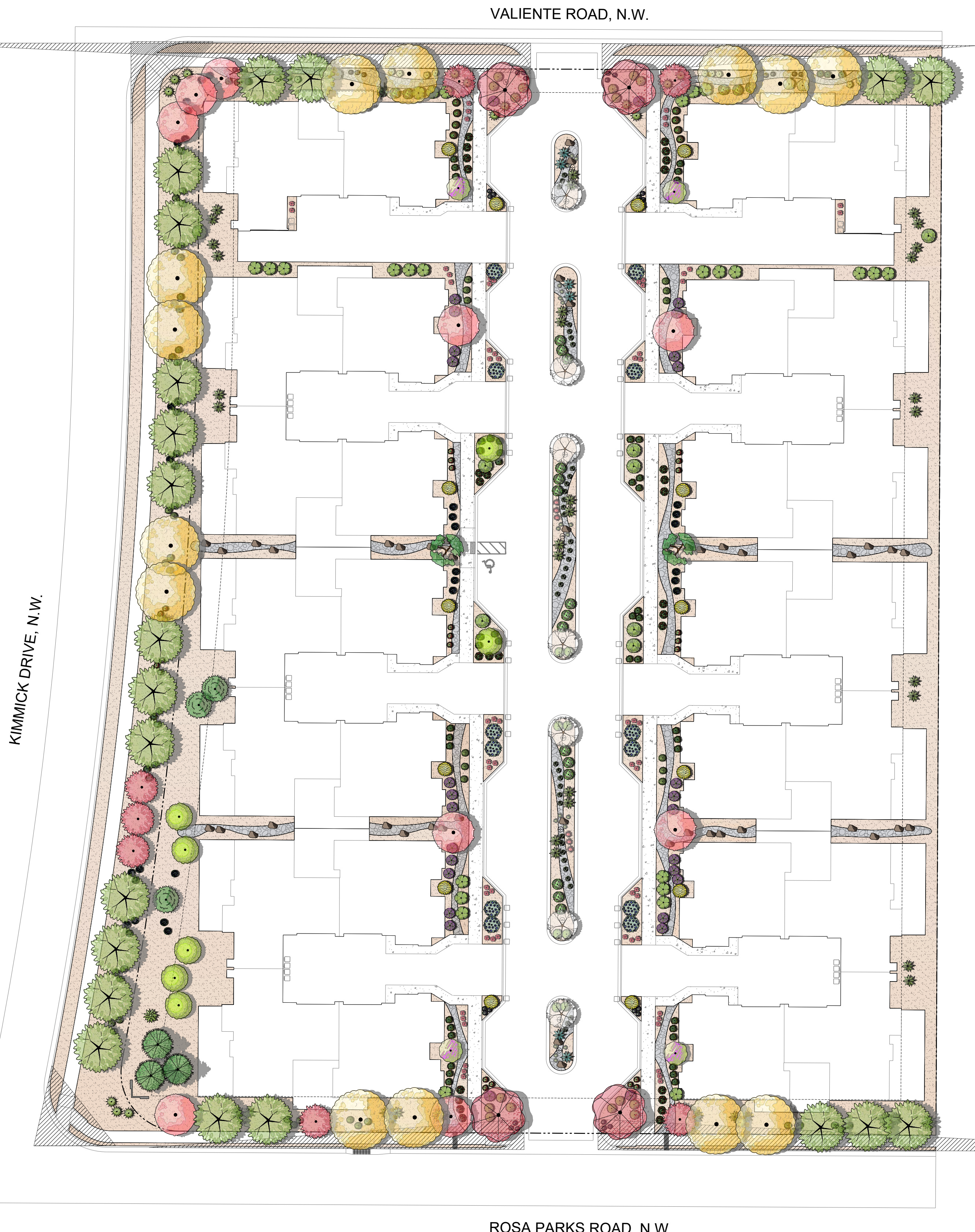
DWELLING UNIT TREES (1 PER UNIT)
REQUIRED 28
PROPOSED 28

TOTAL
REQUIRED 80 TREES
PROPOSED 80 TREES
564 SHRUBS



Sheet Title:
Landscape Plan

Sheet Number:
LS-01



KIM MICK DRIVE, N.W.

VALIENTE ROAD, N.W.

ROSA PARKS ROAD, N.W.

25/06/2023 10:00 AM - TRANSPORT - ACTING DESIGNER AT PETROGLYPH (TERRACE) - 2023/03/23 10:00 AM - 2023/03/23 10:00 AM - 2023/03/23 10:00 AM

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: SI-2022-02109

DRB Project No.: PR-2022-007875

DRB Application No.: _____

MX AT PETROGLYPH

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 5, VOLCANO CLIFFS, UNIT 26

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		42' FF	Paving Major Local Pvmt. w/ Standard Curb	Rosa Parks	Kimmick	East PL	/	/	/
		6'	Sidewalk North Side	Rosa Parks	Kimmick	East PL	/	/	/
		10'	Trail	Rosa Parks	Kimmick	East PL	/	/	/
		24' FE	Major Local Pvmt. w/ Standard Curb (East Side)	Kimick	Rosa Parks	Valiente	/	/	/
		4' FE	Residential Pvmt. w/ Standard Curb (South Side)	Valiente	Kimick	East PL	/	/	/
		5'	Sidewalk South Side	Valiente	Kimick	East PL	/	/	/
		10'	Trail East Side	Kimick	Rosa Parks	Valiente	/	/	/
		24"	Storm Drain Storm Drain W/ Type Dbl. A Inlet	Rosa Parks	North Curb	Connect to Exist	/	/	/
		8"	Water Water Line W/ Appurtances and Service	Rosa Parks	Kimick	East PL	/	/	/
							/	/	/
							/	/	/

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 DRB 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	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
						Approval of Creditable Items:	Approval of Creditable Items:		
						Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Engineer's Certification for Grading & Drainage is required for release of Financial Guaranty
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Ron E. Hensley P.E.</u> NAME (print)	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
<u>THE Group</u> FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER