

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 23, 2024

Joseph A Lavender, RA
Burns McDonnell
9400 Ward Pkwy
Kansas City, MO 64114

Re: Curia/ New Mexico Expansion
4401 Alexander Blvd. NE
Traffic Circulation Layout
Architect's Stamp 04-19-24 (F16-D003B1)

Dear Mr. Lavender,

The TCL submittal received 04-12-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

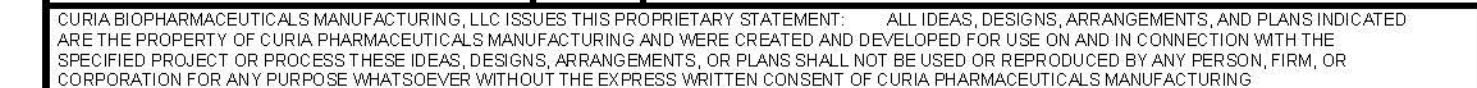
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

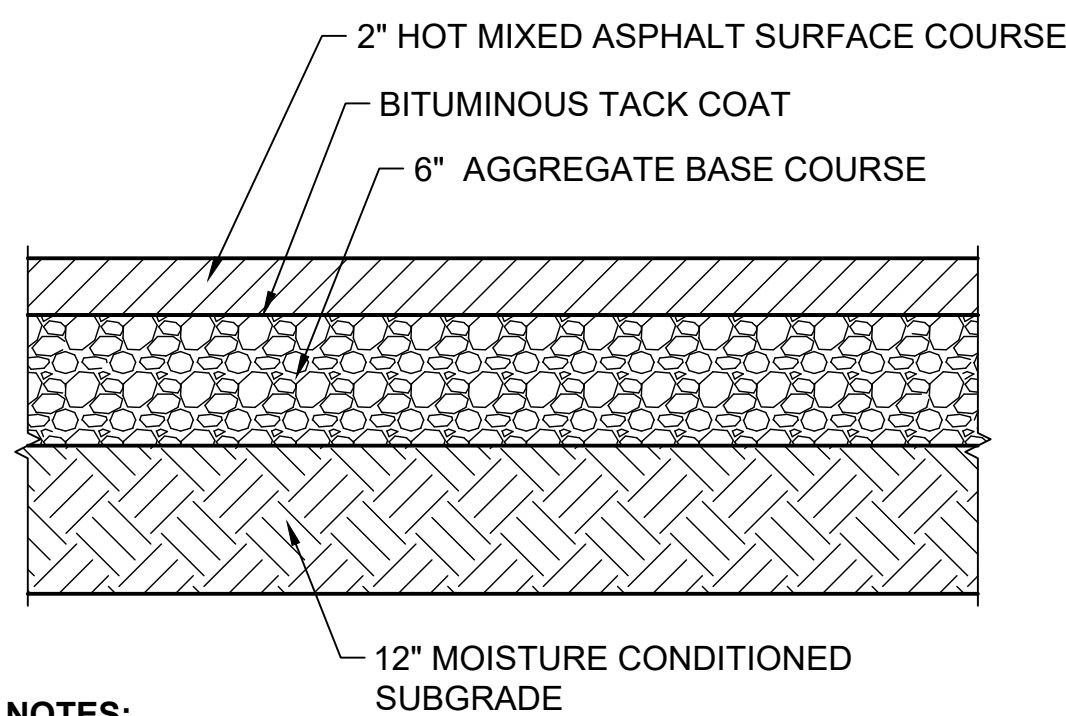
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

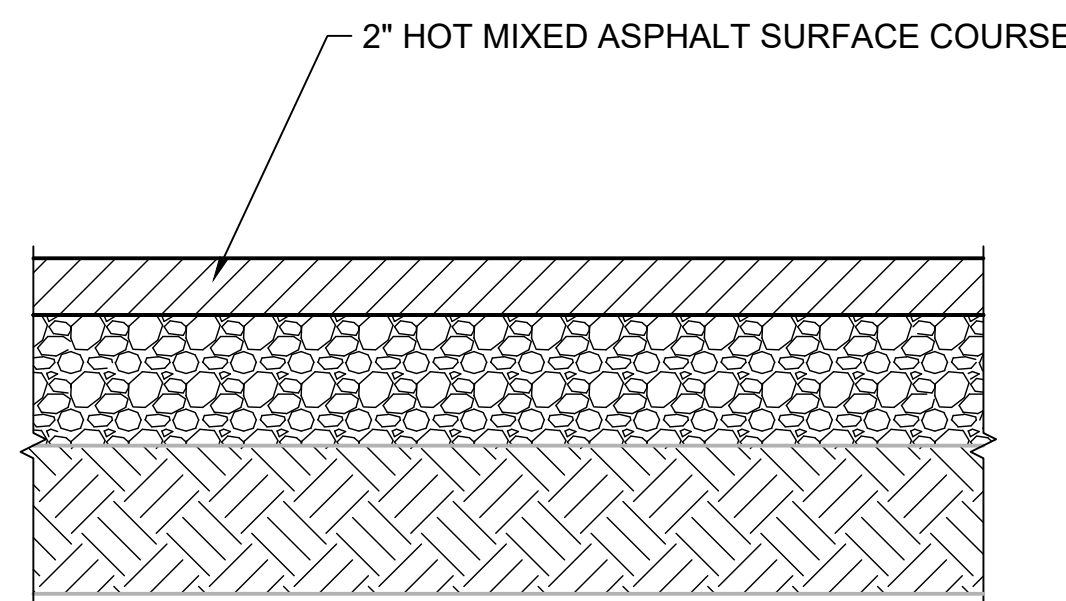
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

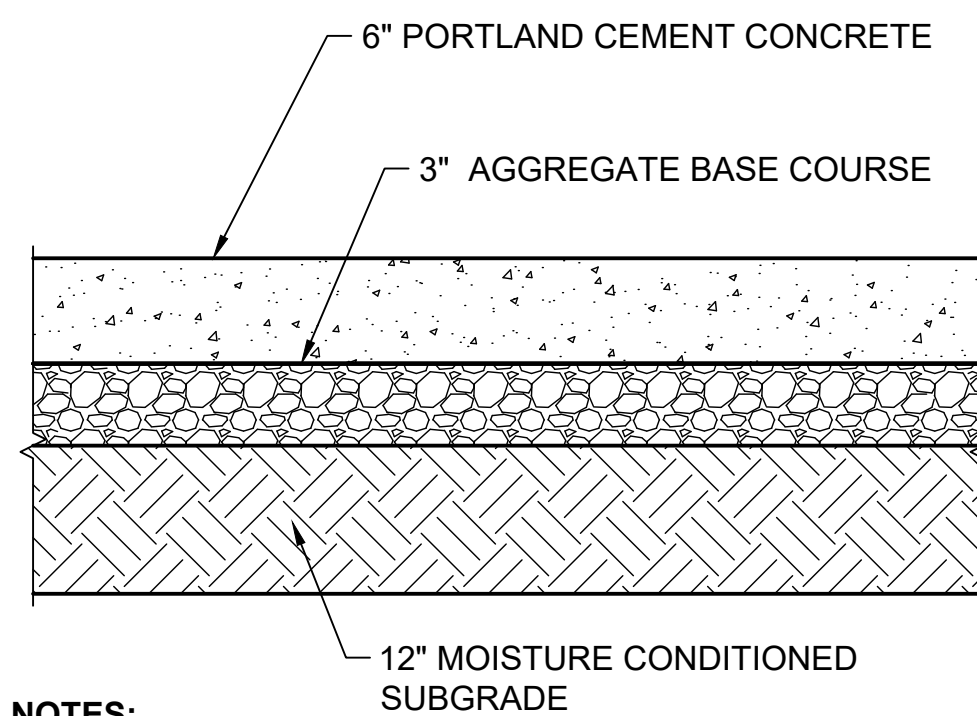


**NOTES:**

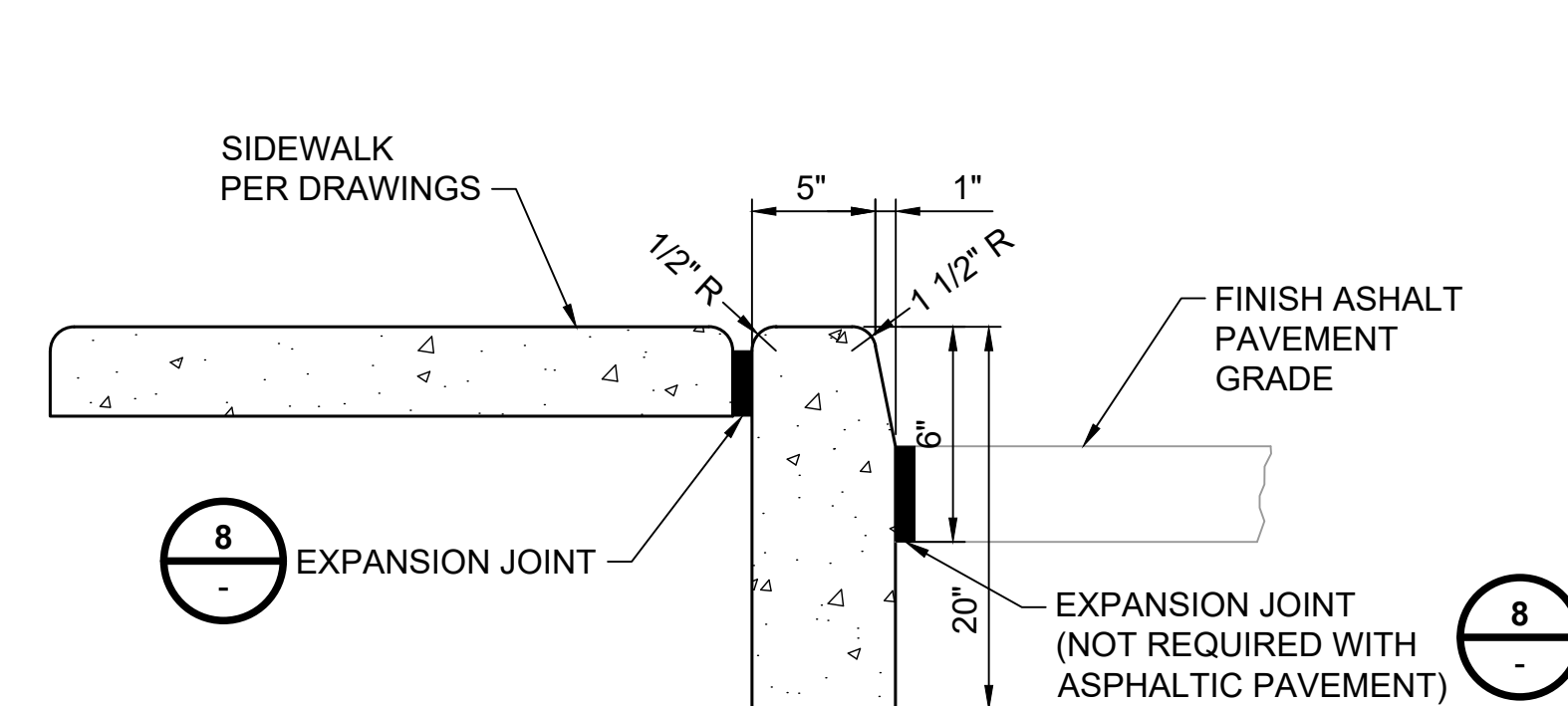
- HOT MIXED ASPHALT SHALL BE IN ACCORDANCE WITH NMDOT TYPE SP-III ASPHALT CEMENT CONCRETE : SECTION 423
- AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH NMDOT TYPE I, CLASS I: SECTION 303

**NOTES:**

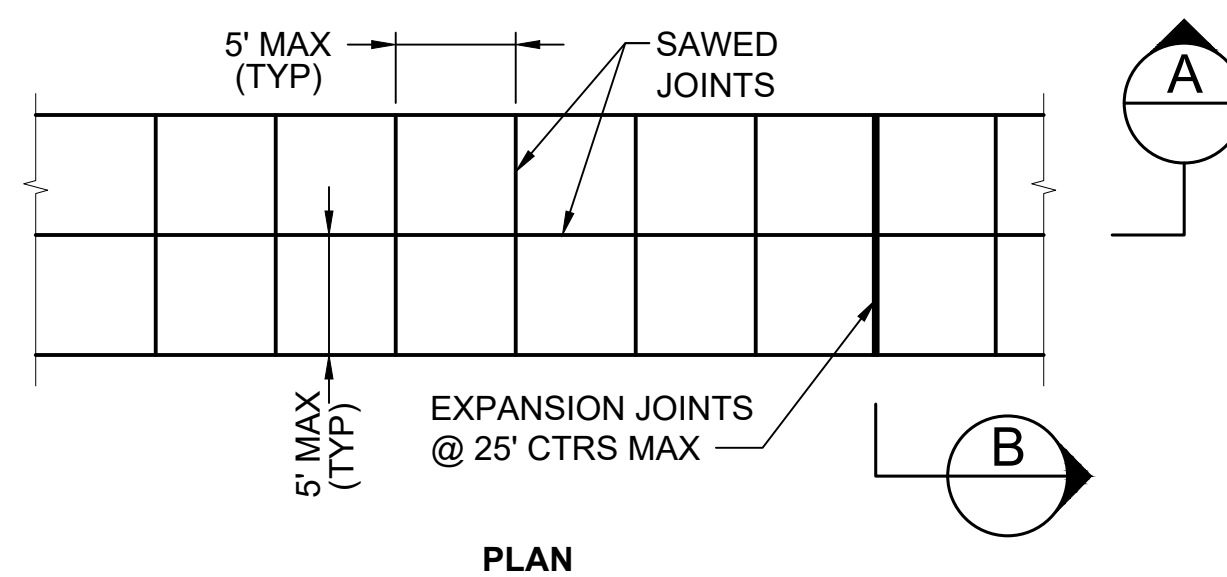
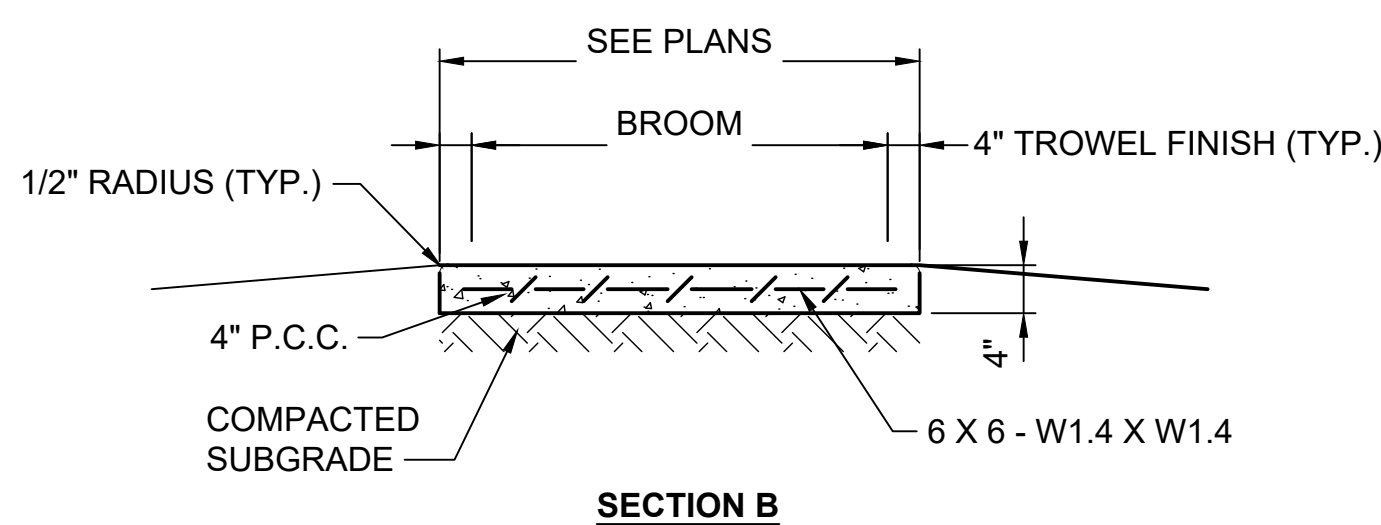
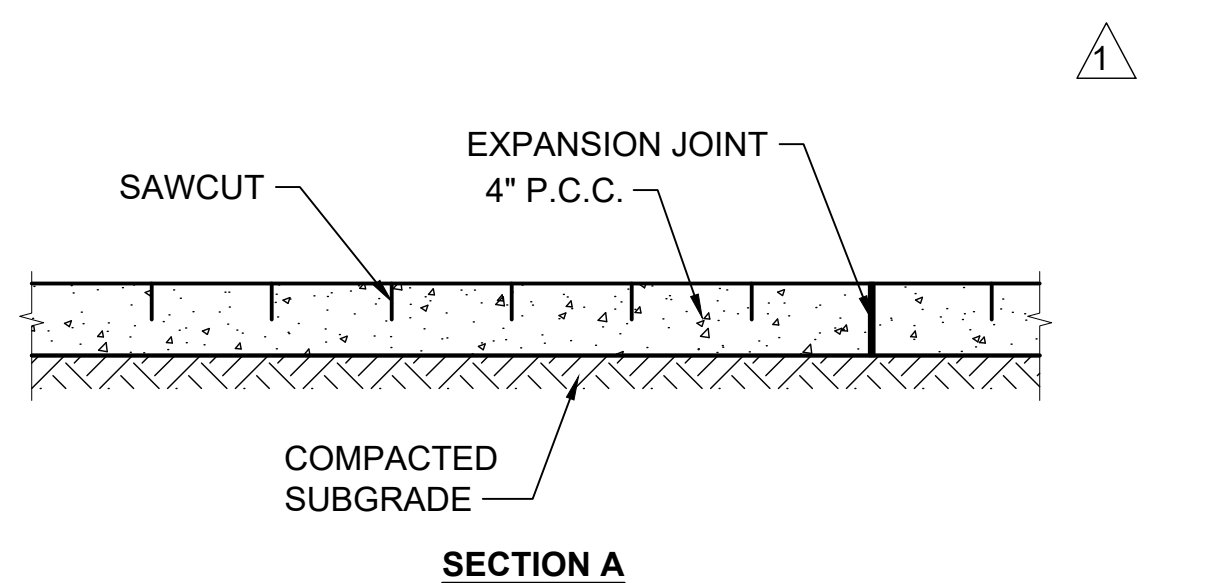
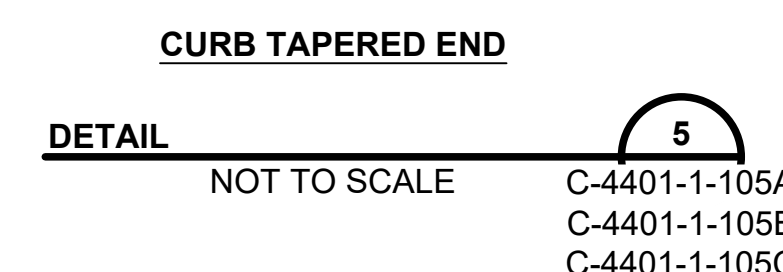
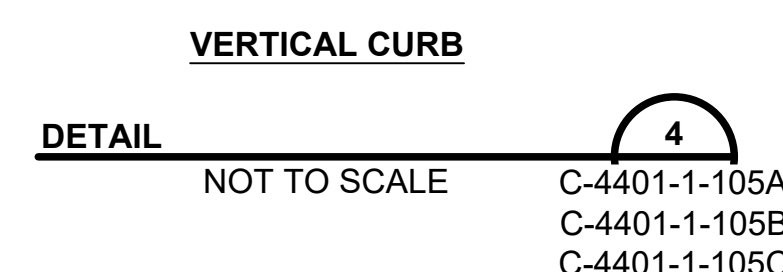
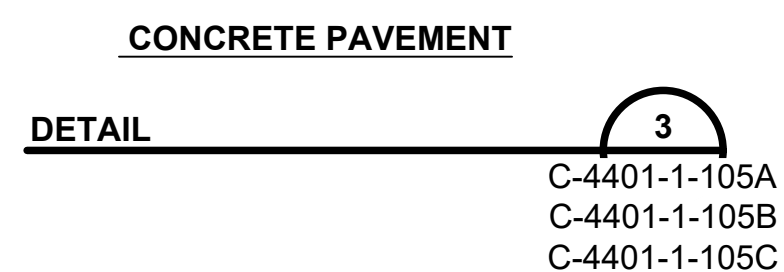
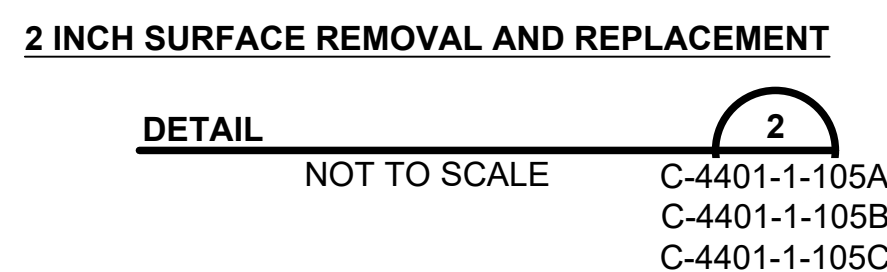
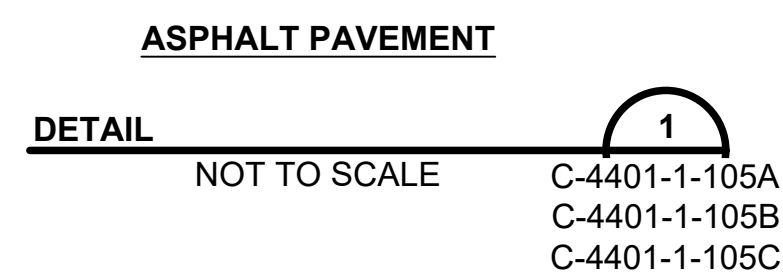
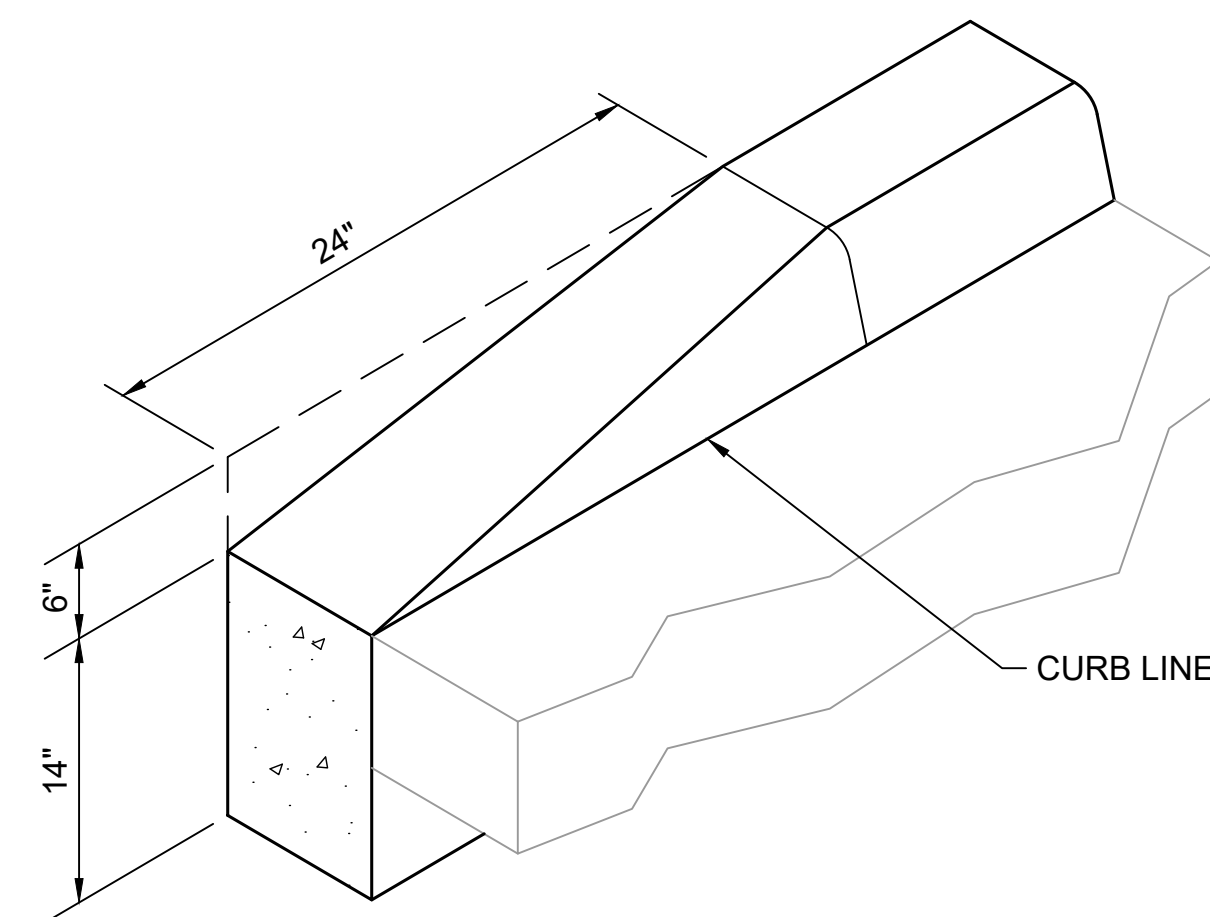
- HOT MIXED ASPHALT SHALL BE IN ACCORDANCE WITH NMDOT TYPE SP-III ASPHALT CEMENT CONCRETE : SECTION 423

**NOTES:**

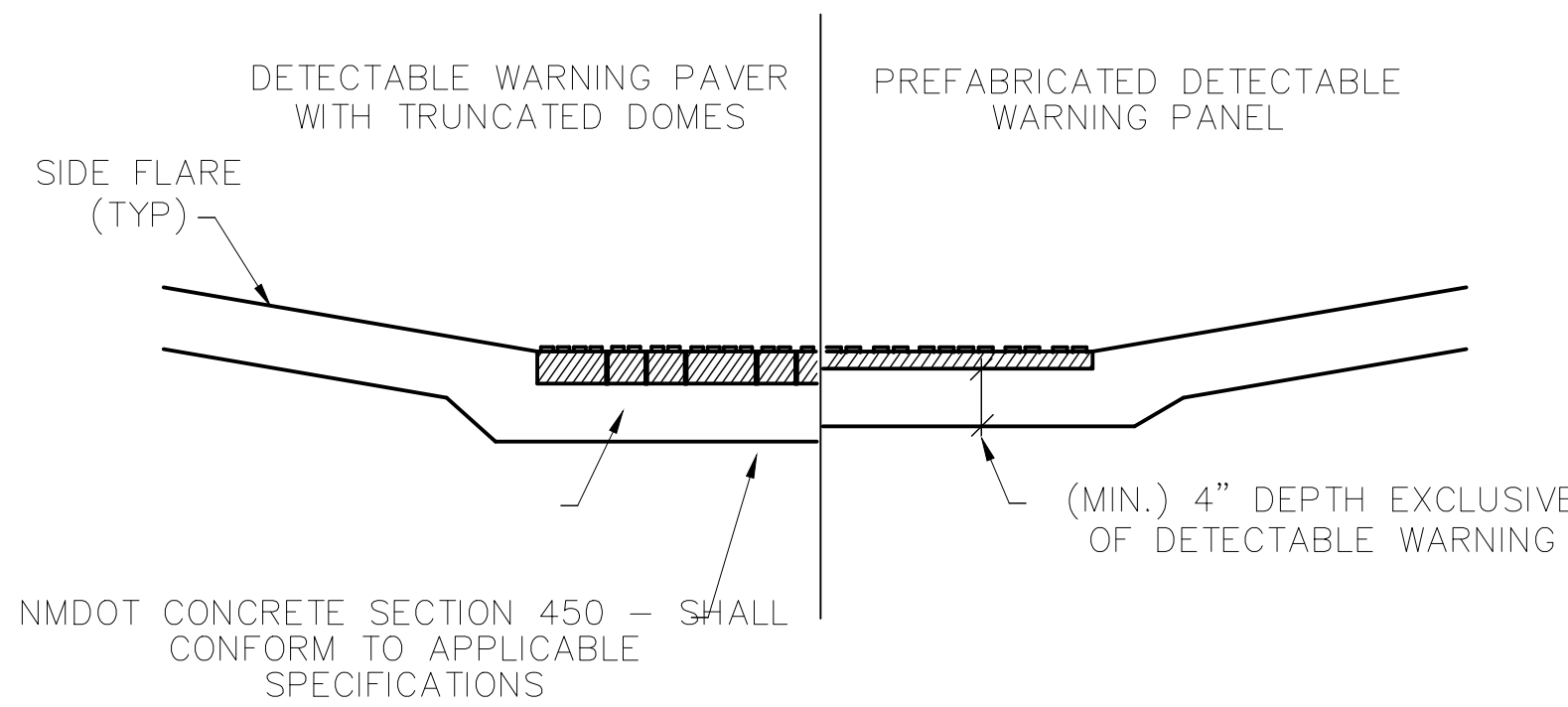
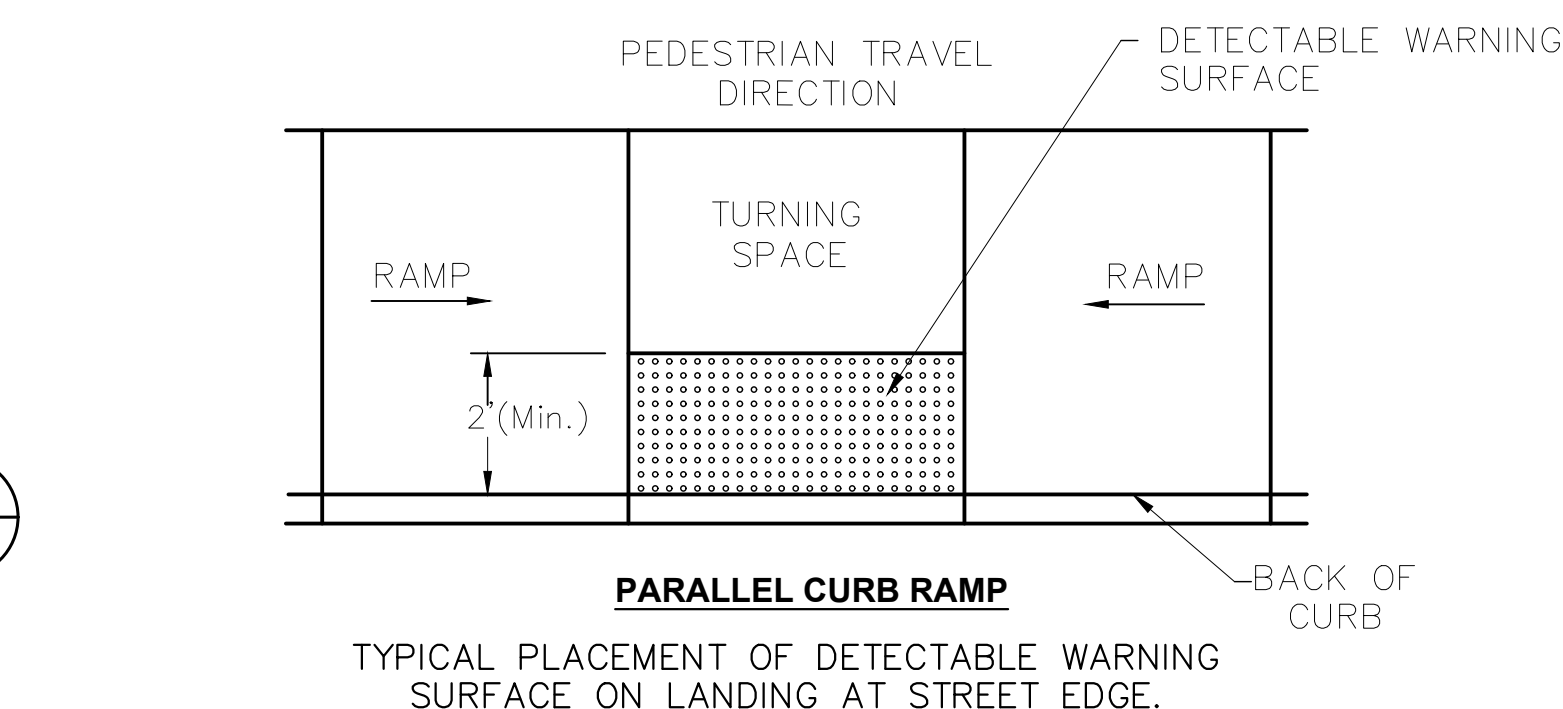
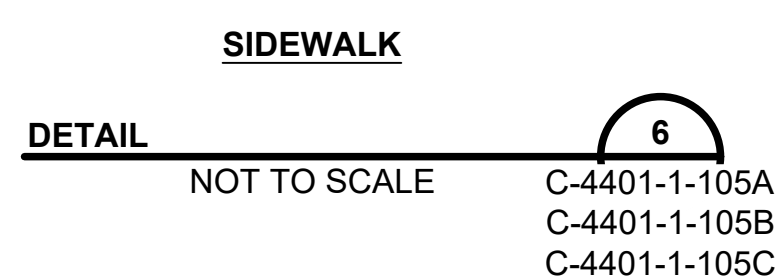
- CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH NMDOT PORTLAND CEMENT CONCRETE : SECTION 450
- AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH NMDOT TYPE I, CLASS I: SECTION 303

**NOTES:**

- INSTALL CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION SPACING SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED SURFACES. 3/4" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS.
- CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH NMDOT PORTLAND CEMENT CONCRETE : SECTION 450

**NOTES:**

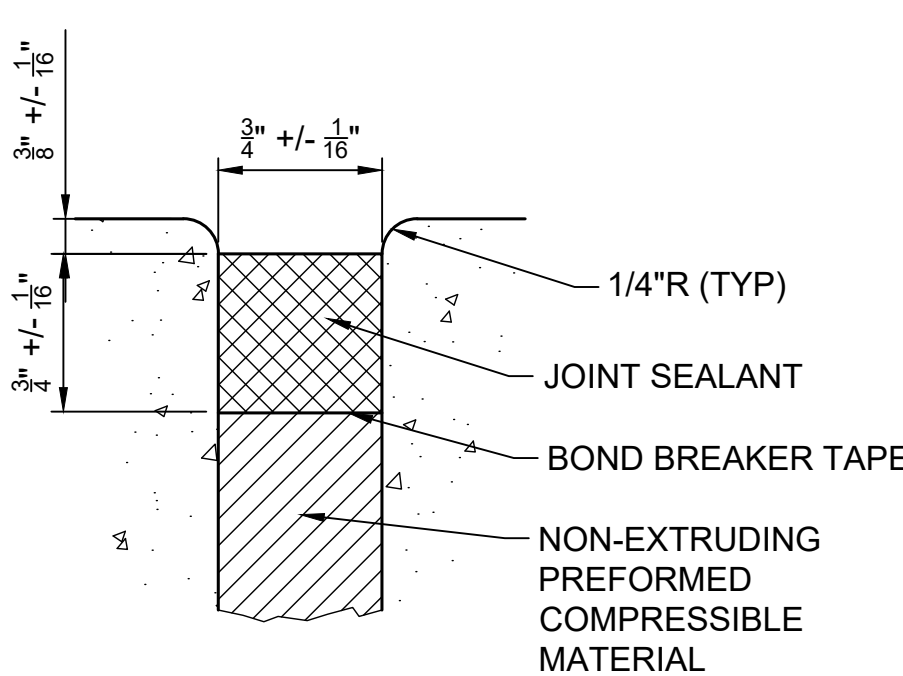
- BROOM FINISH SHALL BE APPLIED NORMAL TO DIRECTION OF TRAFFIC.
- SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TEMPLE SPECIFICATIONS.



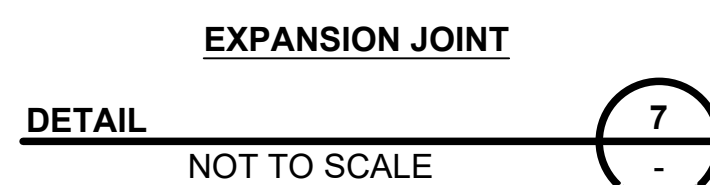
SECTION VIEW DETAIL CURB RAMP
AT DETECTABLE WARNINGS

CURB RAMPS

- INSTALL A CURB RAMP OR BLENDED TRANSITION AT EACH PEDESTRIAN STREET CROSSING.
- ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. CROSS SLOPES OF 1.5% AND LESSER RUNNING SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
- TURNING SPACES SHALL BE 5'X 5' MINIMUM. CROSS SLOPE SHALL BE MAXIMUM 2%.
- PROVIDE FLARED SIDES WHERE THE PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP. FLARED SIDES SHALL BE SLOPED AT 10% MAXIMUM, MEASURED PARALLEL TO THE CURB. RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTED, SUBSTANTIALLY OBSTRUCTED, OR OTHERWISE PROTECTED.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE LATEST DRAFT OF THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG) AS PUBLISHED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD).
- CROSSWALK DIMENSIONS AND MARKINGS LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
- PROVIDE CURB RAMPS TO CONNECT THE PEDESTRIAN ACCESS ROUTE AT EACH PEDESTRIAN STREET CROSSING. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
- PLACE CONCRETE AT A MINIMUM DEPTH OF 5" FOR RAMPS, FLARES AND LANDINGS, UNLESS OTHERWISE DIRECTED.
- FURNISH AND INSTALL NO. 3 REINFORCING STEEL BARS AT 18" O.C. BOTH WAYS, UNLESS OTHERWISE DIRECTED.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- EXISTING FEATURES THAT COMPLY WITH APPLICABLE STANDARDS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.

DETECTABLE WARNINGS**NOTES:**

- SEALANT WIDTHS: TYPICAL 3/4", SIDEWALK 1/2"

**DETECTABLE WARNING MATERIAL**

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH PROWAG. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AN APPROVED CAST-IN-PLACE DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE FIRM, STABLE AND SLIP RESISTANT.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24 INCHES IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB AND NEITHER END OF THAT EDGE IS GREATER THAN 5 FEET FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.


DETECTABLE WARNING PAVERS (IF USED)

- FURNISH DETECTABLE WARNING PAVES MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
- LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT (25%) OF A FULL UNIT. CUT DETECTABLE WARNING PAVES UNITS USING A POWER SAW.

SIDEWALKS

- STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
- CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED.
- THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY.
- SIDEWALK DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

KEY PLAN:**ARCHITECTS/ENGINEERS:**

2	04/18/24	ISSUED FOR CONSTRUCTION	SE	JL
1	04/27/23	ISSUED FOR PERMIT	SE	JL
0	11/14/22	ISSUED FOR PERMIT	SE	JL
DESIGNED / DRAWN:		LOCATION:		
S. ENGEMANN				
ENGINEER REVIEW:		EQUIPMENT FILE NO:		
J. LAVENDER				
DATE:	SCALE:	PLOT:	4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109	
08/10/2023	N/A	1:1	CIVIL 4401	
DRAWING NUMBER:		SIZE:	BUILDING 4401 CIVIL SITE DETAILS 1	
C-4401-1-501		E1		

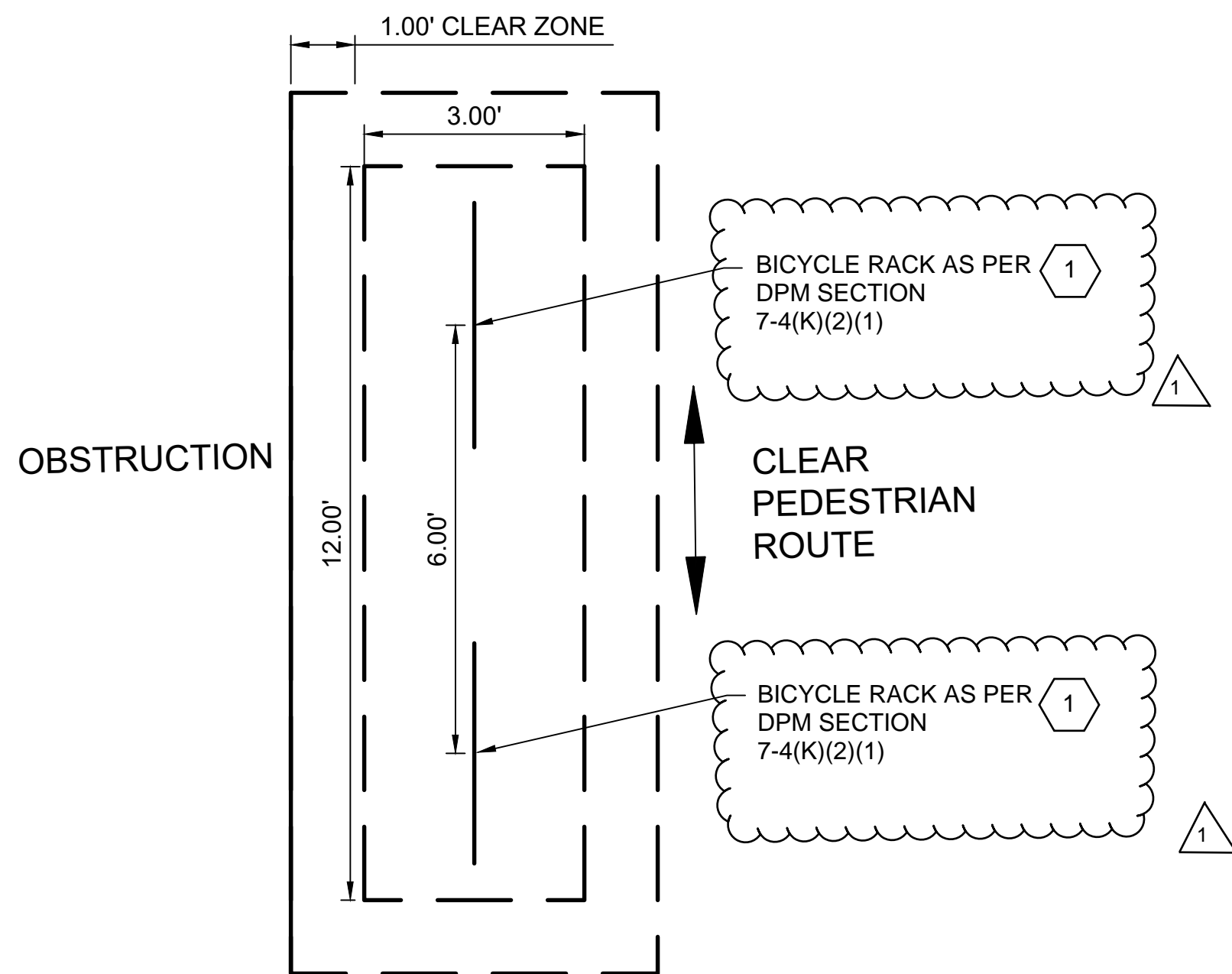
CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC ISSUES THIS PROPRIETARY STATEMENT: ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROJECTS THESE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED IN ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING.



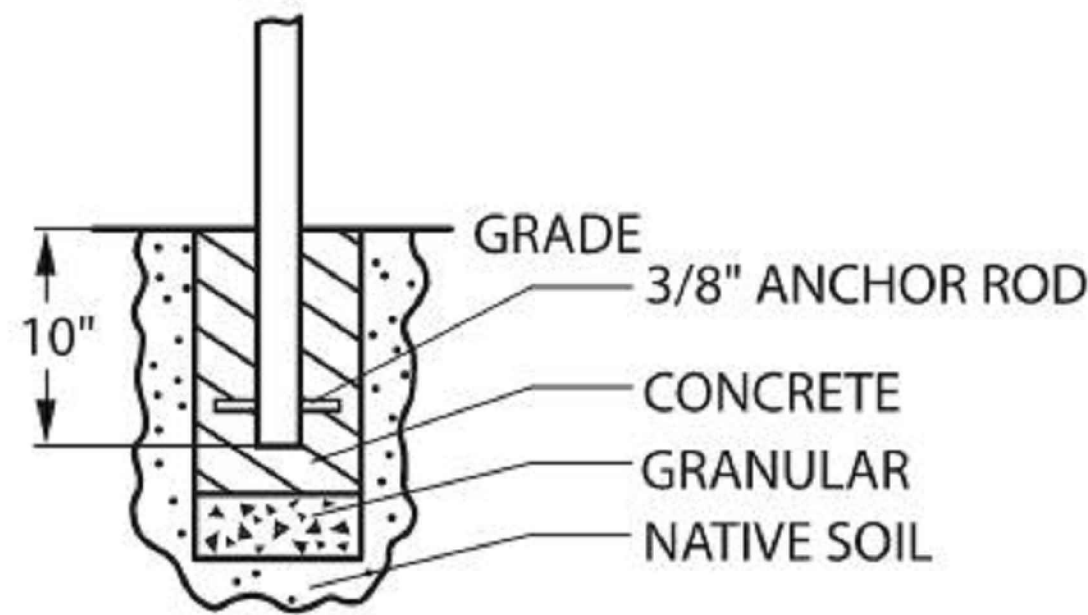
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KEYED NOTES: #

1. BICYCLE RACK SHALL BE DESIGNED IN ACCORDING TO THE FOLLOWING GUIDELINES:
 - A. THE RACK SHALL BE A MINIMUM OF 30 INCHES TALL AND 18 INCHES WIDE.
 - B. THE BICYCLE FREAM SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.



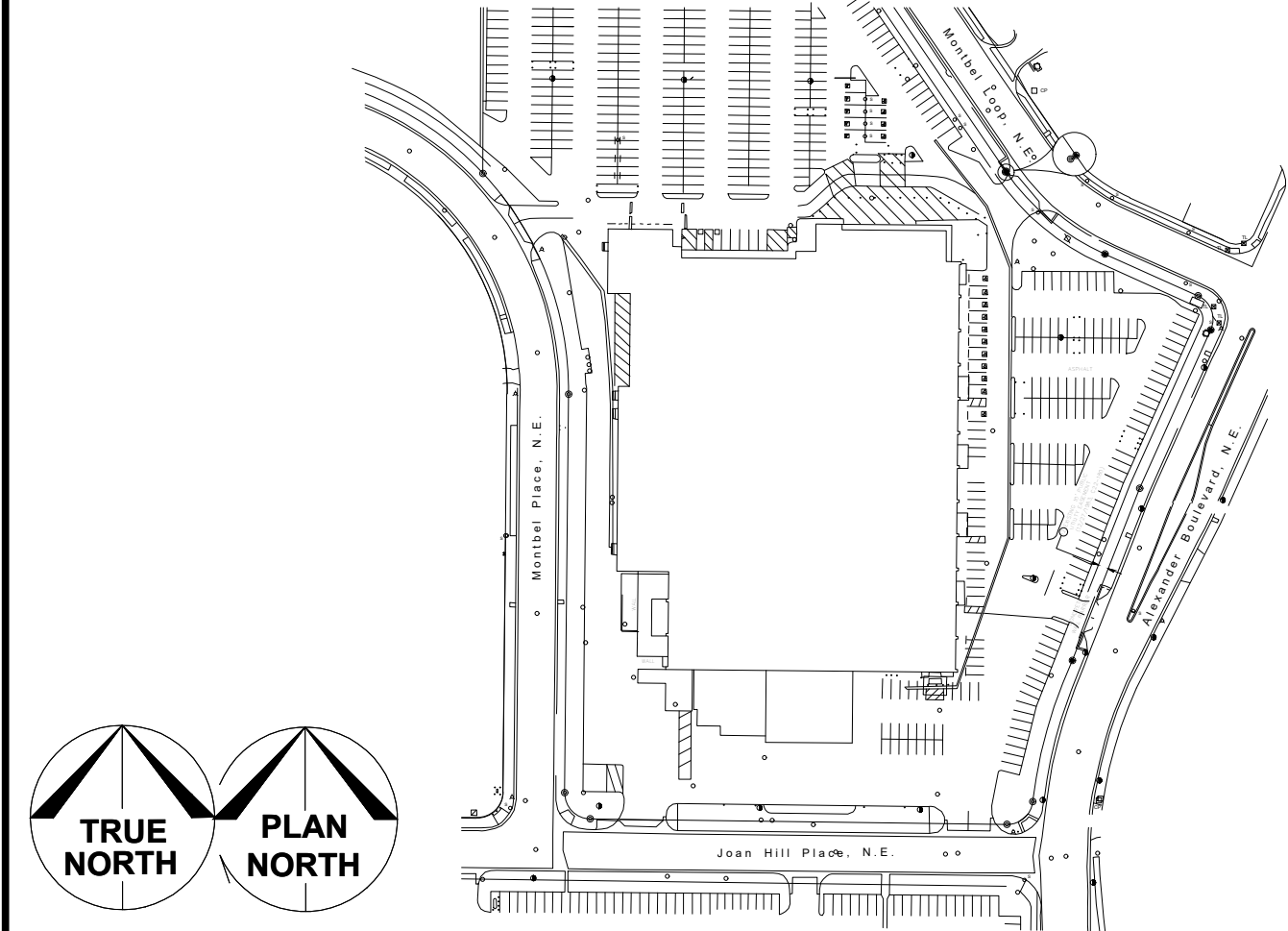
BICYCLE PARKING STALL
DETAIL
NOT TO SCALE
1
C-4401-1-05



www.belson.com


BICYCLE RACK
DETAIL
NOT TO SCALE
2
C-4401-1-05

KEY PLAN:



ARCHITECTS/ENGINEERS:



1	04/19/24	ISSUED FOR CONSTRUCTION	SE	JL
0	04/18/24	ISSUED FOR CONSTRUCTION	SE	JL
DESIGNED / DRAWN:	LOCATION:	 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO 87109 CIVIL 4401		
S. ENGEMANN				
ENGINEER REVIEW:	EQUIPMENT FILE NO.:			
J. LAVENDER	EQUIP FILE NO.	BUILDING 4401 CIVIL SITE DETAILS 3		
DATE:	SCALE			
01/24/2023	1:1			
DRAWING NUMBER:	SIZE:			
C-4401-1-504	E1			

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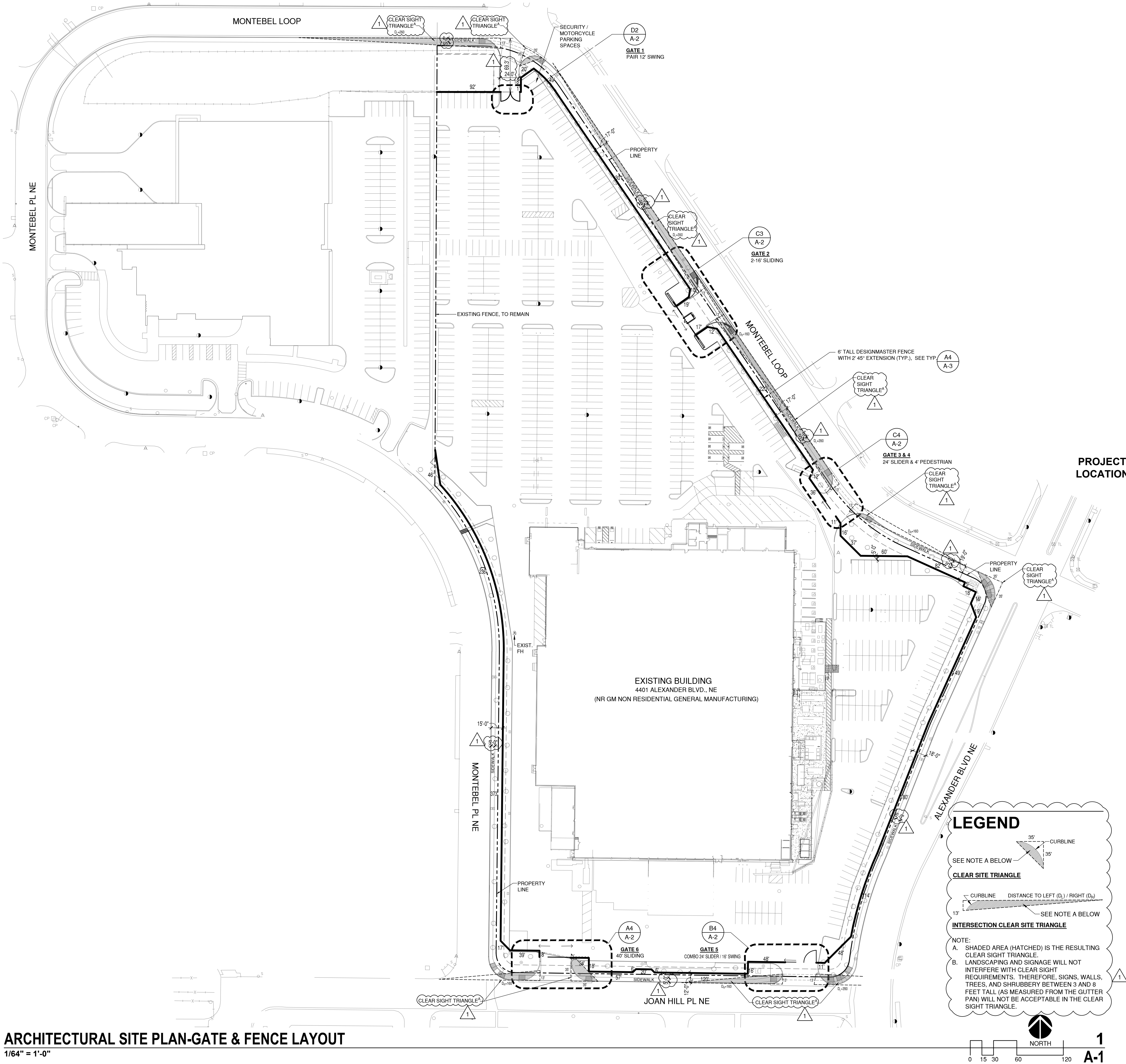
Jan 27 2023 10:31 AM

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

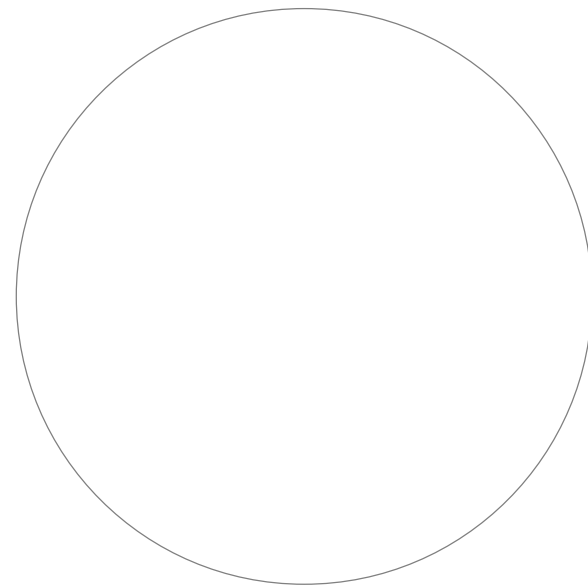
APPROVED BY

DATE



ARCHITECTURAL SITE PLAN-GATE & FENCE LAYOUT
1/64" = 1'-0"

CITY APPROVAL STAMP



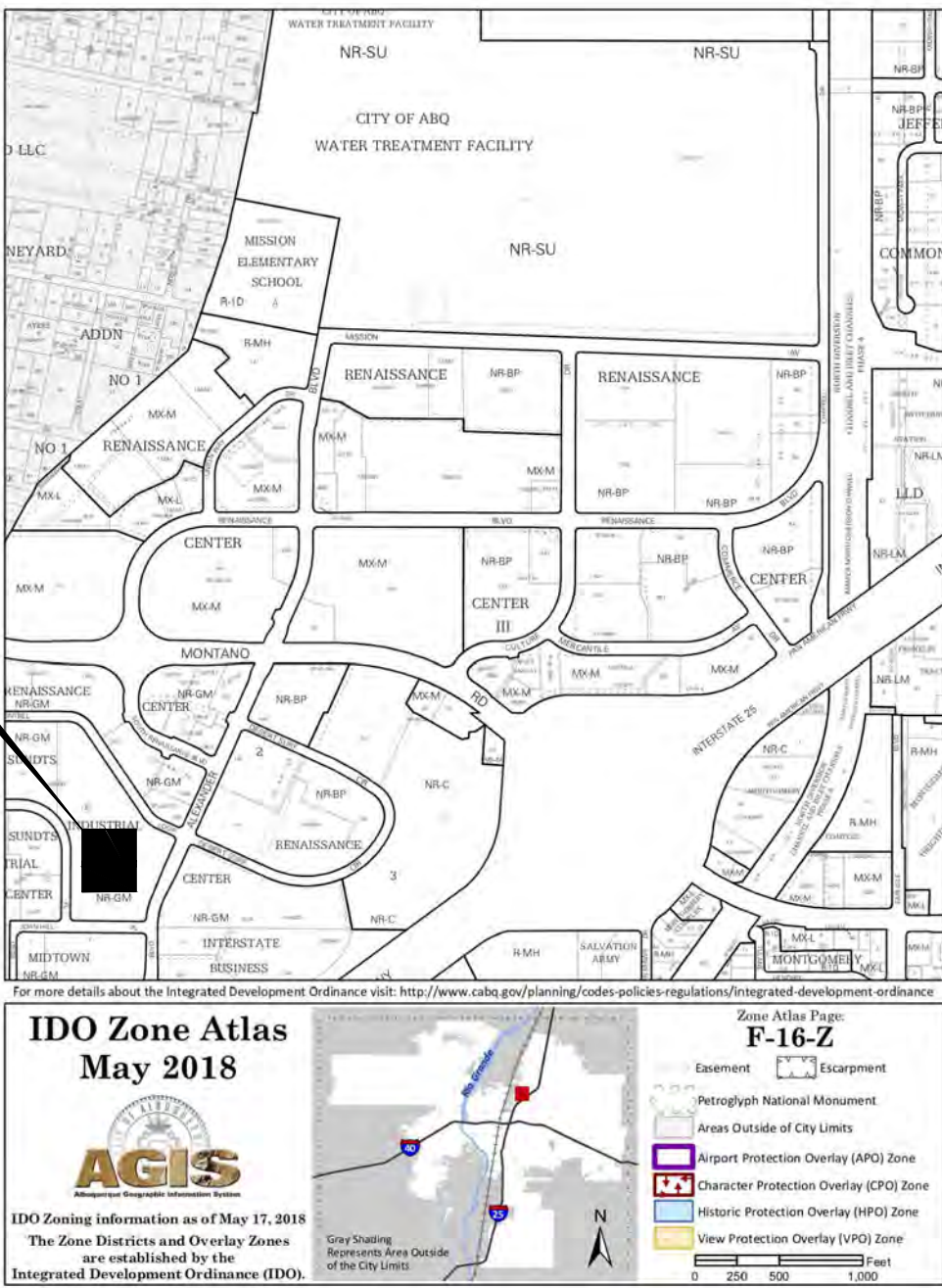
PROJECT DATA

PROJECT OWNER: AMRI
PROJECT ADDRESS: 4401 ALEXANDER BOULEVARD, NE
ZONING: NR GM NON RESIDENTIAL GENERAL MANUFACTURING

PROJECT DESCRIPTION

PROJECT IS FOR THE ADDITION OF A 6' HIGH PERIMETER FENCING AROUND THE PROPERTY WITH VARIOUS ENTRY GATES.

- NOTES:
1. PROVIDE FD KNOCK BOX AT MAIN GATE.
2. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, SEE PUBLIC WORK ORDER NO. 695983.



ZONE ATLAS MAP F-16-Z

N.T.S.



JUNO

ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
AMRI SITE IMPROVEMENTS
4401 ALEXANDER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:
FENCE SITE LAYOUT PLAN

NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP	CONSULTANT STAMP	DATE: 1/27/22
STATE OF NEW MEXICO KEVIN JUNO NO. 1603		PROJECT NO. 2105
		SHEET NO.

A-1

PROVIDE 1 EACH OF THE FOLLOWING SIGNS:

Gate A
Emergency
EXIT ONLY
Do Not Enter

GATE 1

Gate B
EMPLOYEE/VISITOR
ENTRANCE ONLY

GATE 2

Gate C
Emergency
EXIT ONLY
Do Not Enter

GATE 3

Gate D
Emergency
EXIT ONLY
Do Not Enter

GATE 4

Gate E
TRUCK
ENTRANCE/EXIT
DELIVERIES ONLY

GATE 5

NOTES:
1. SIGNS BASED ON MYPARKINGSIGNS.COM (OR APPROVED EQUAL).
2. MOUNT ON EXTERIOR FACE OF GATE.
3. WONER TO SELECT FROM STANDARD COLORS.

3M HIGH INTENSITY (HIP) GRADE REFLECTIVITY 80 MIL THICK ALUMINUM

1" = 1'-0"

SIGNAGE DETAILS **C1**
A-2

ENLARGED PLAN - GATE 1 **D2**
A-2

1/16" = 1'-0"

ENLARGED BOOTH PLAN **C2**
A-2

3/16" = 1'-0"

ENLARGED PLAN - GATE 2 **C3**
A-2

1/16" = 1'-0"

ENLARGED PLAN - GATE 3 & 4 **C4**
A-2

1/16" = 1'-0"

CITY APPROVAL STAMP

THICKENED SLAB EDGE DETAIL **B1**
A-2

1 1/2" = 1'-0"

BOOTH SLAB PLAN **B2**
A-2

3/16" = 1'-0"

ENLARGED PLAN - GATE 5 **B4**
A-2

1/16" = 1'-0"

THICKENED SLAB AND BOOTH ANCHORAGE DETAIL **A2**
A-2

1 1/2" = 1'-0"

ENLARGED PLAN - GATE 6 **A4**
A-2

1/16" = 1'-0"

JUNO ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
AMRI SITE IMPROVEMENTS
4401 ALEXANDER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:
ENLARGED PLANS AND DETAIL

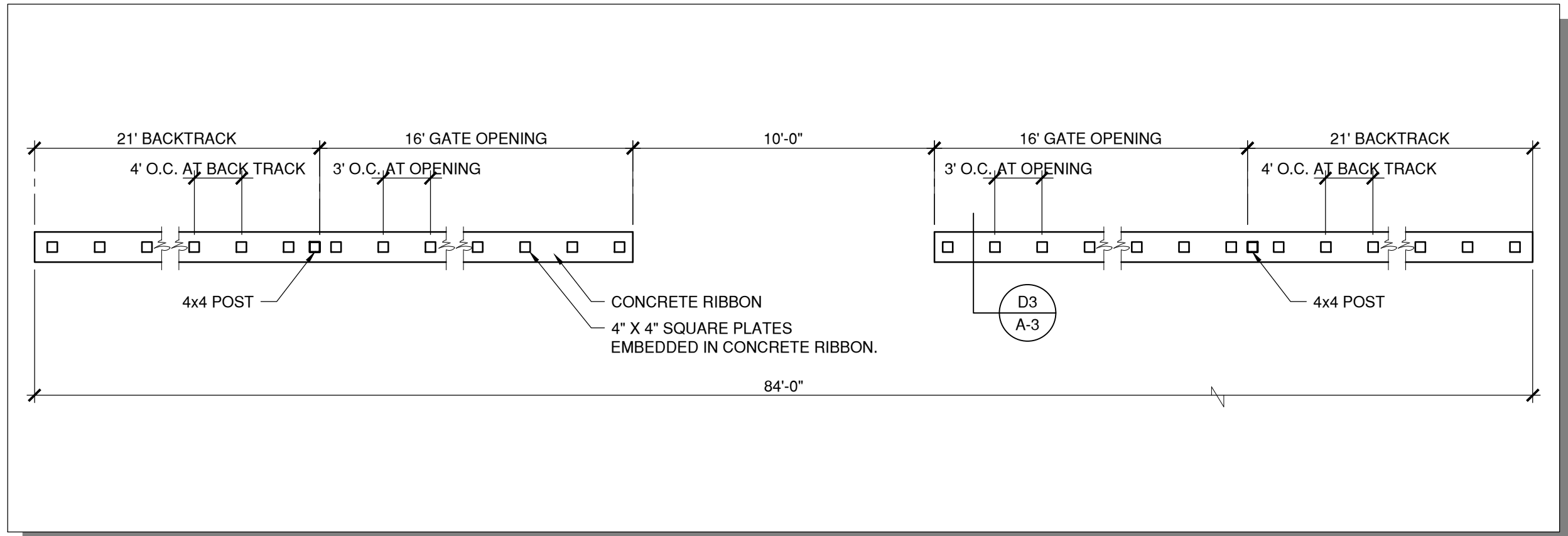
NO.	REVISION	DATE
1	TRANSPORTATION DEVELOPMENT COMMENTS	3/16/22

ARCHITECT STAMP
STATE OF NEW MEXICO
KEVIN JUNO
NO. 1603

CONSULTANT STAMP

DATE:
1/27/22
PROJECT NO.
2105
SHEET NO.

A-2

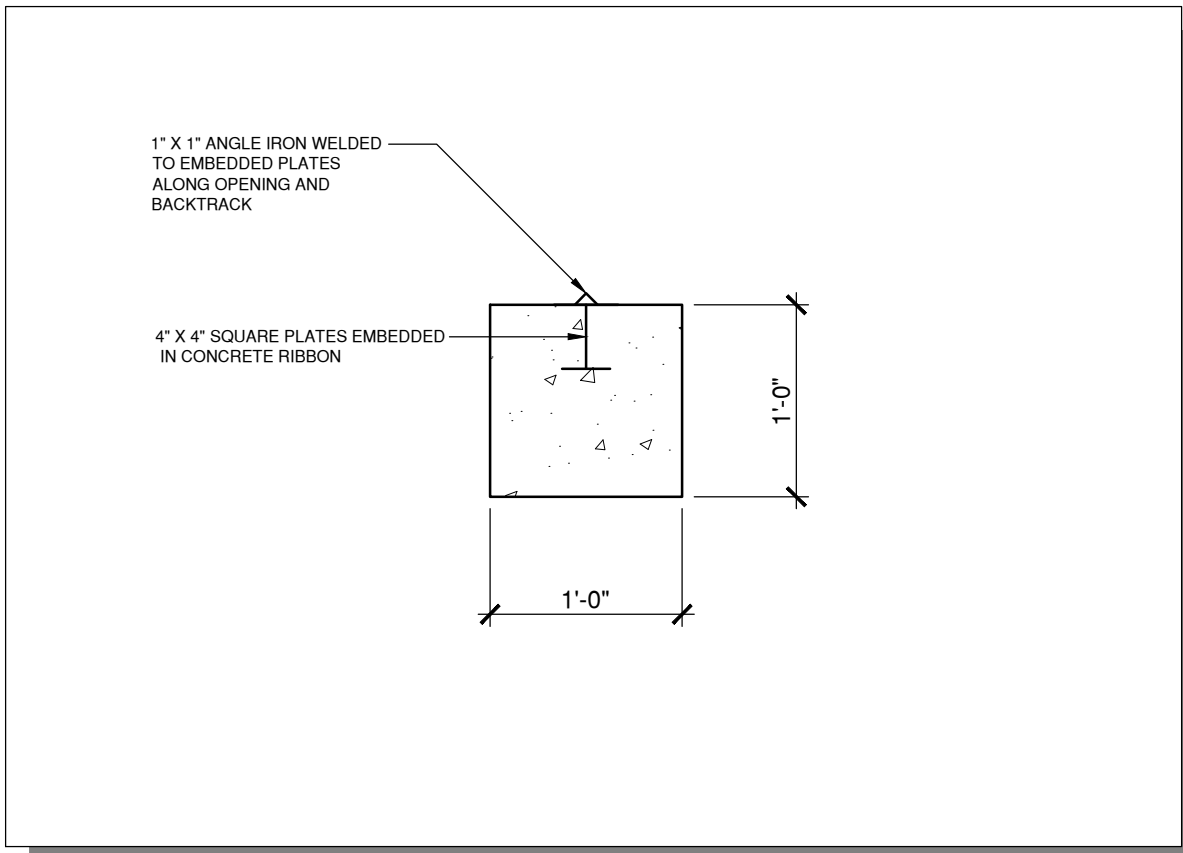


RIBBON PLAN DETAIL

1/4" = 1'-0"

D2

A-3



RIBBON SECTION DETAIL

1" = 1'-0"

D3

A-3

GATE DIMENSIONS			
GATE NUMBER	A	B	C
1	PR. 12'-0"		
2	2@16'-0"		
3	24'-0"		
4	4'-0"	SEE ELEV.	
5	24' SLIDE/16' SWING		
6	40'-0"		

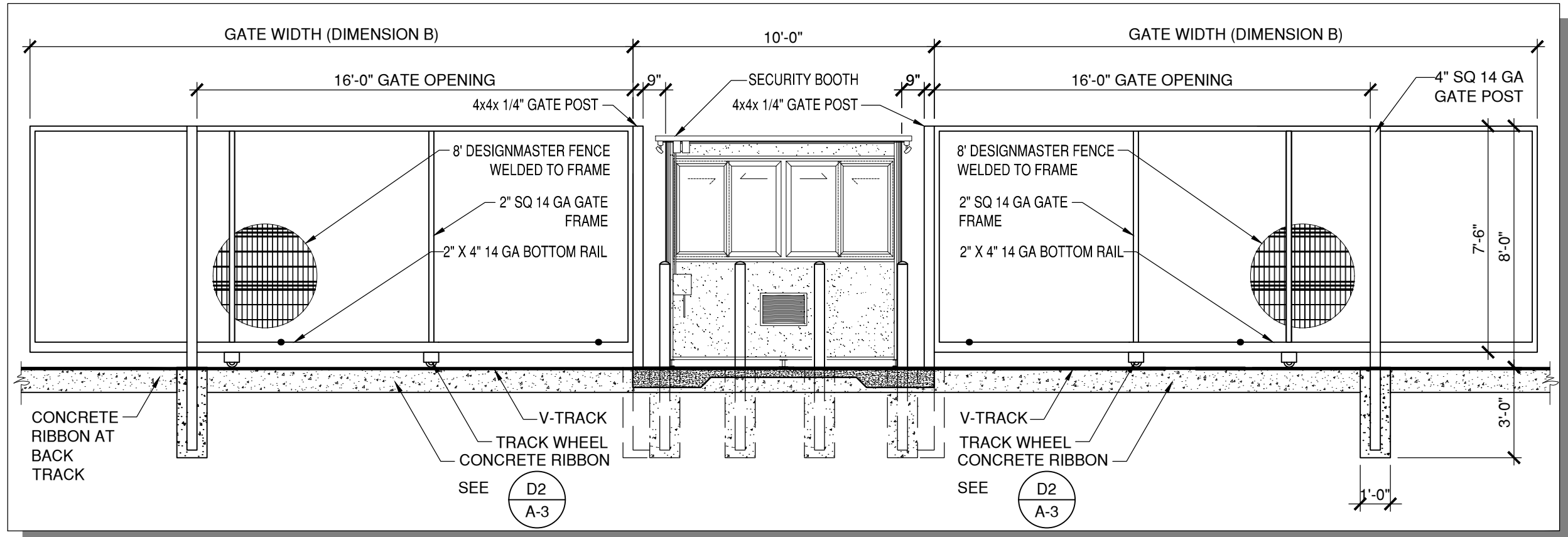
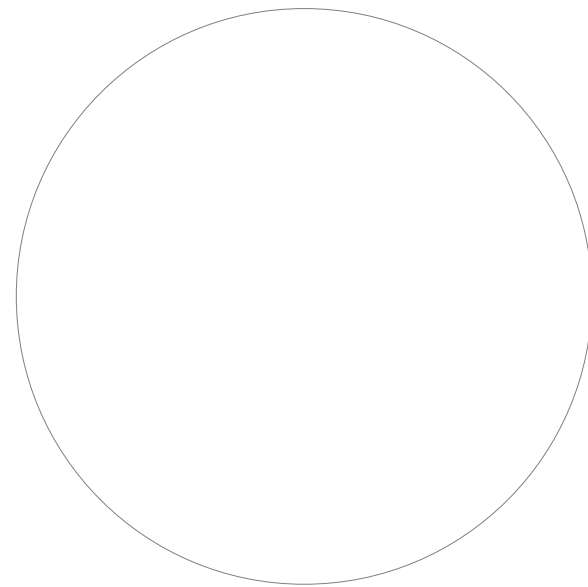
GATE DIMENSION TABLE

1/4" = 1'-0"

D4

A-3

CITY APPROVAL STAMP

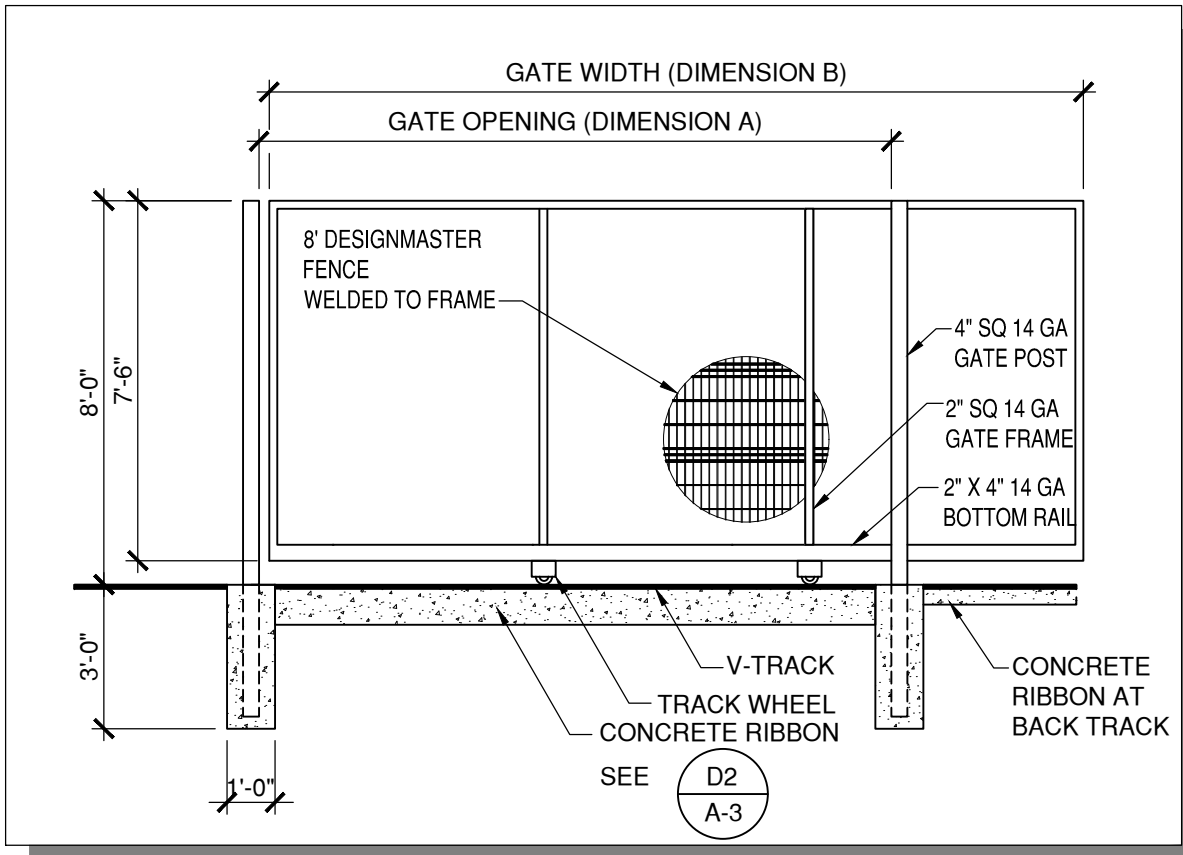


BI-PARTING V-TRACK GATE

1/4" = 1'-0"

C2

A-3

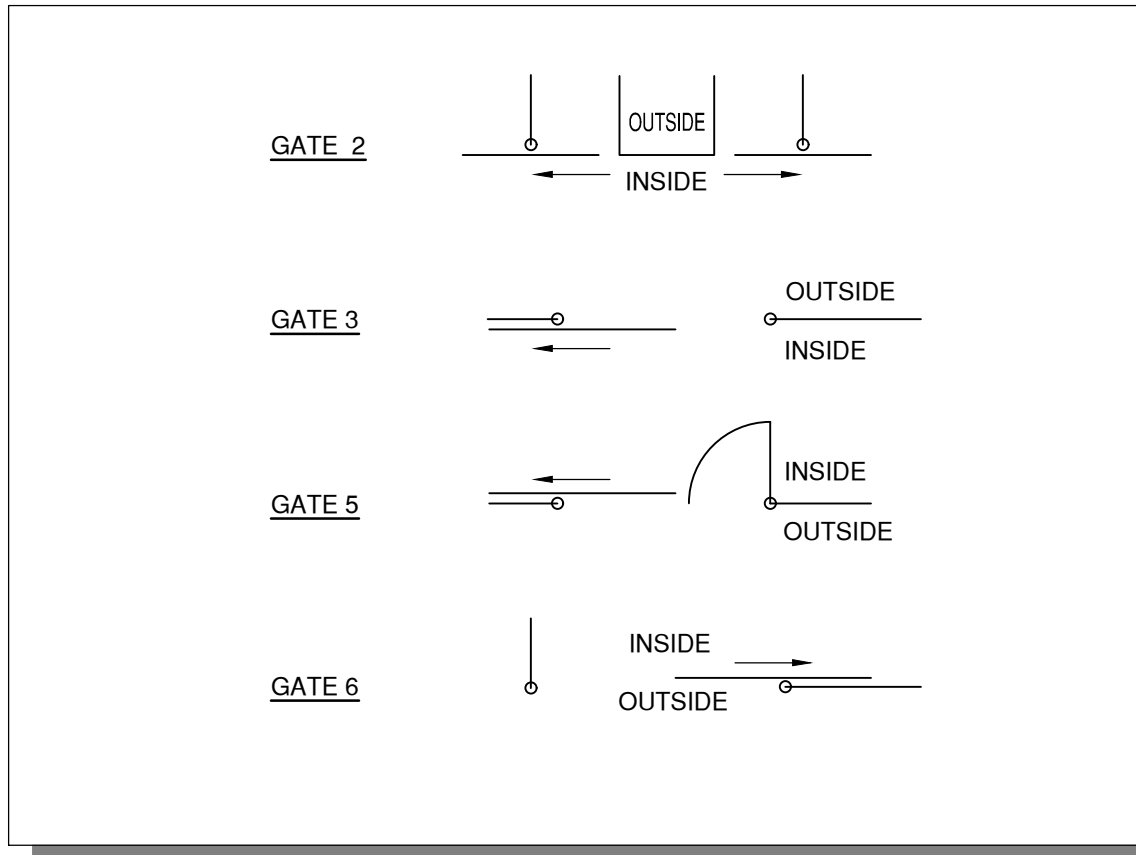


SLIDER V-TRACK GATE

1/4" = 1'-0"

C3

A-3

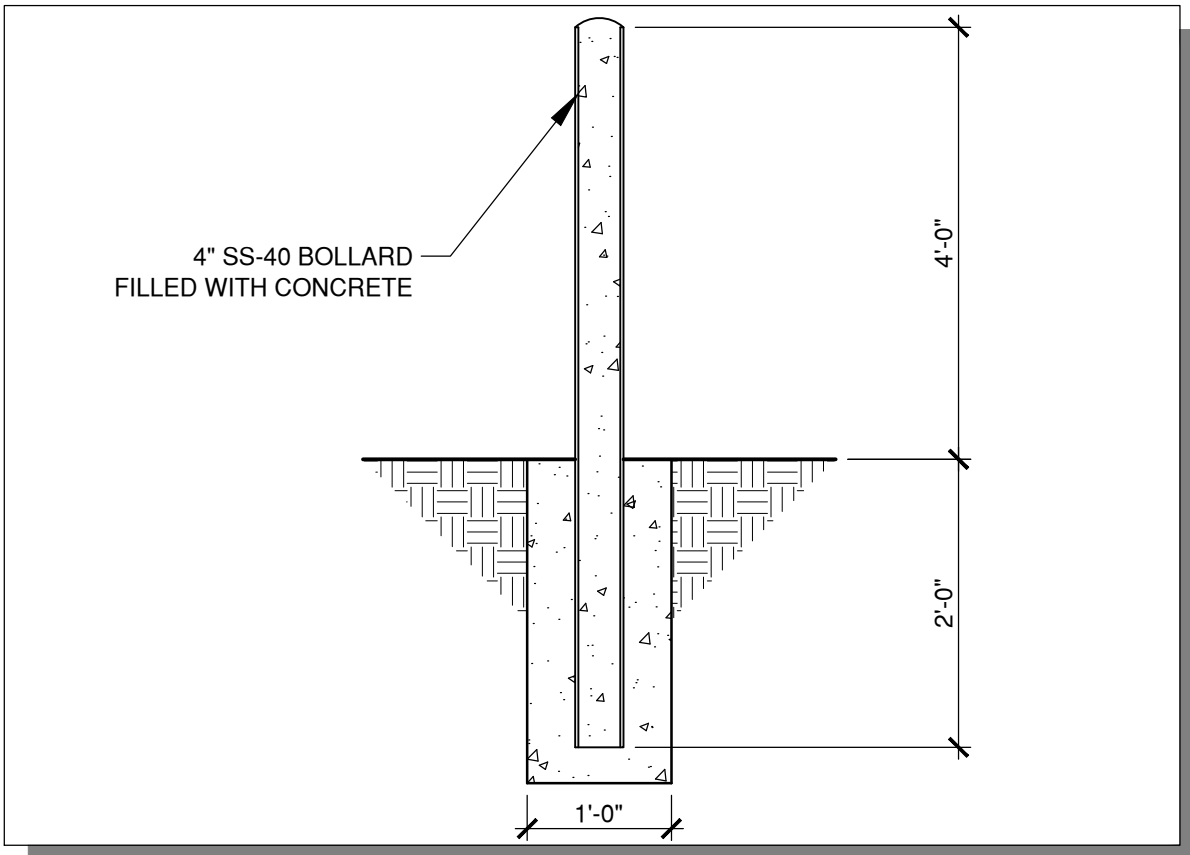


GATE SLIDE KEY

1/4" = 1'-0"

C4

A-3

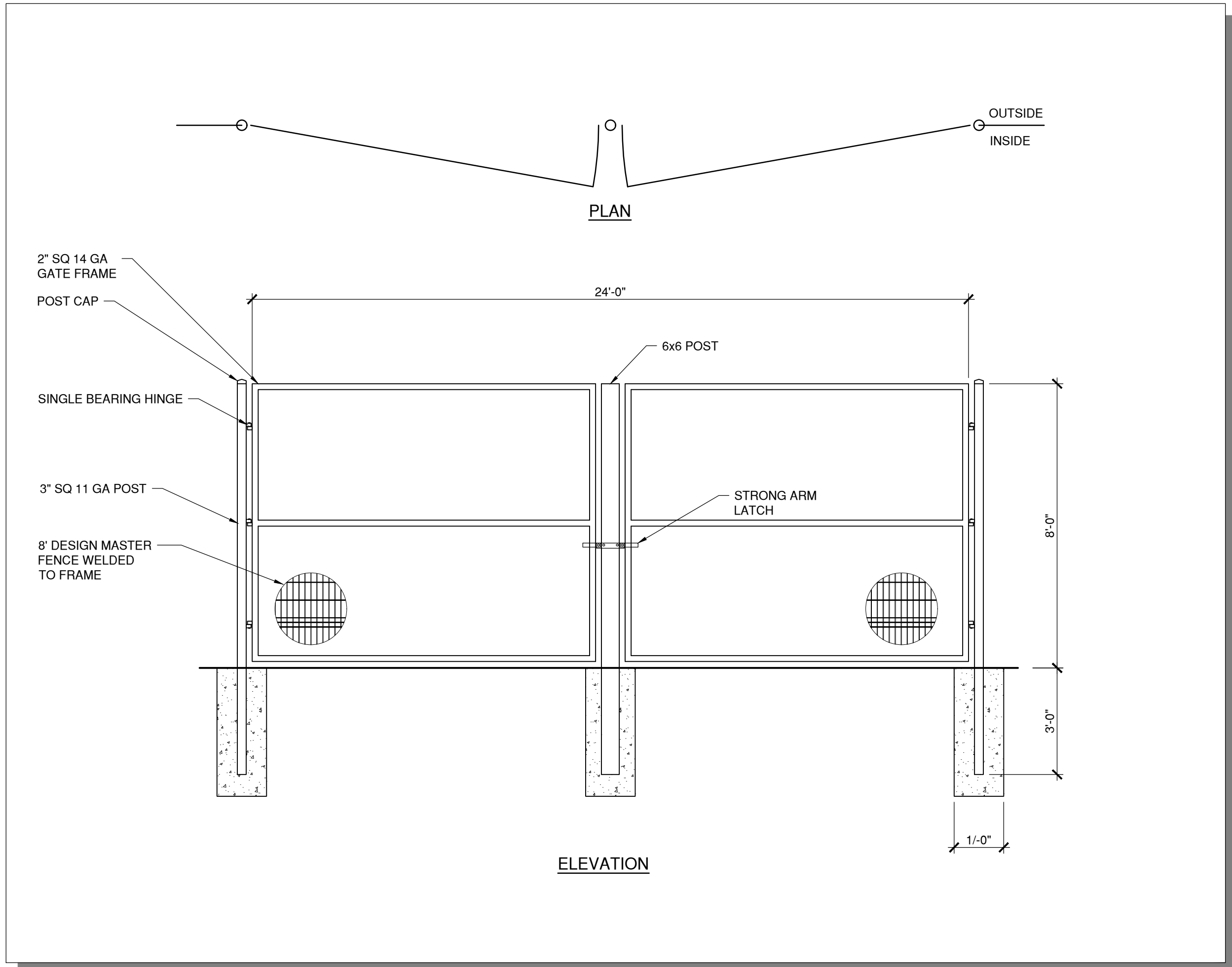


BOLLARD DETAIL

3/4" = 1'-0"

C5

A-3

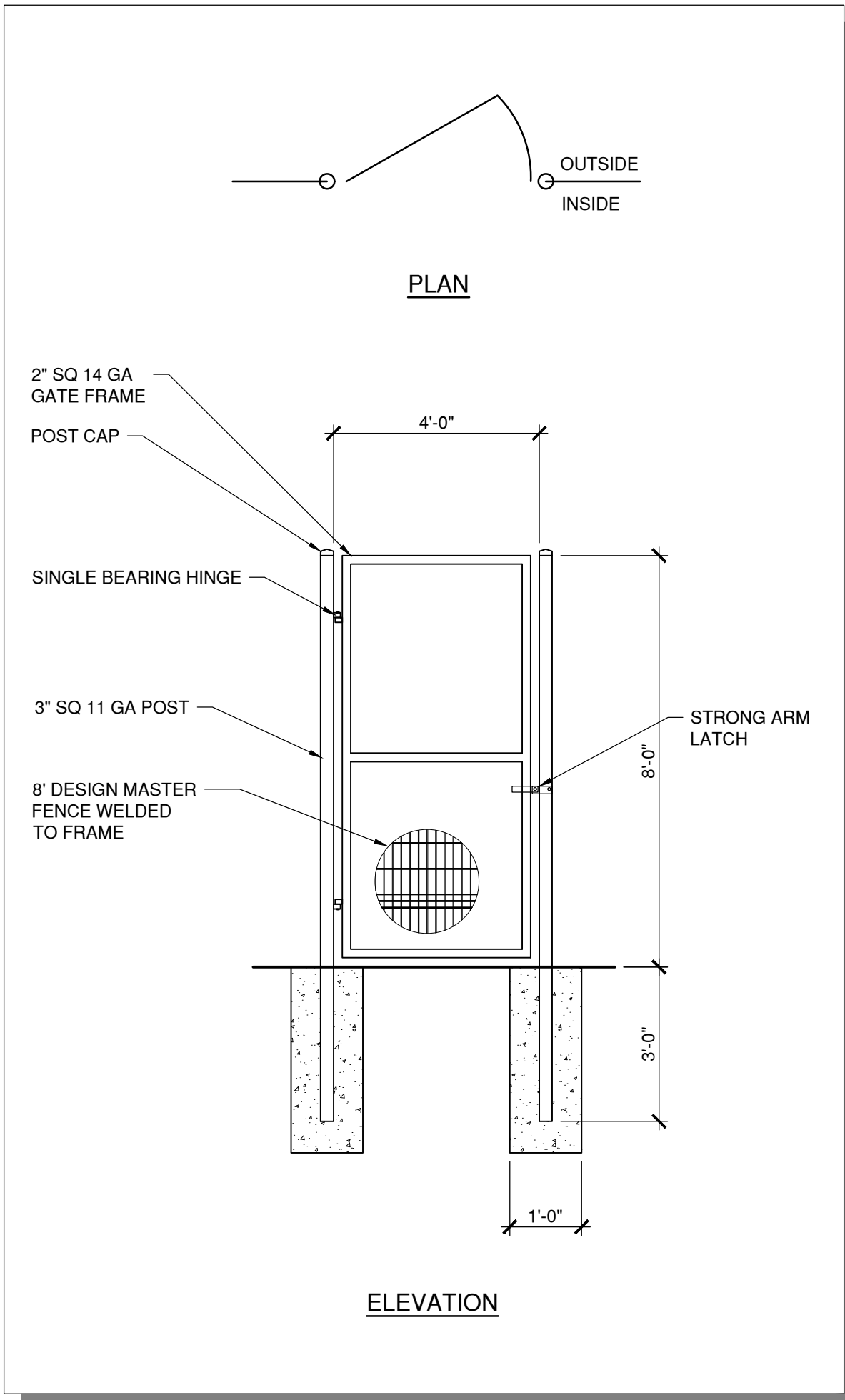


SWING GATE 1 DETAIL

3/8" = 1'-0"

A2

A-3

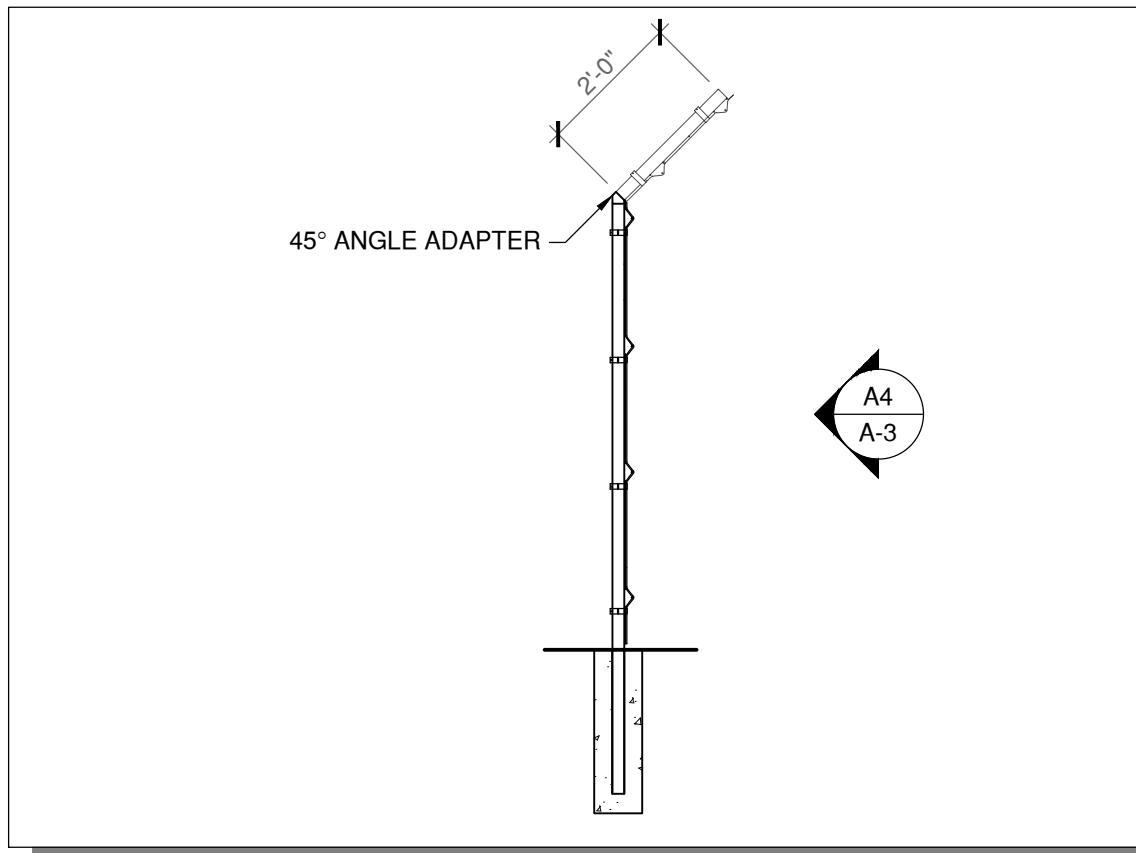


PEDESTRIAN GATE 4 DETAIL

3/8" = 1'-0"

A3

A-3

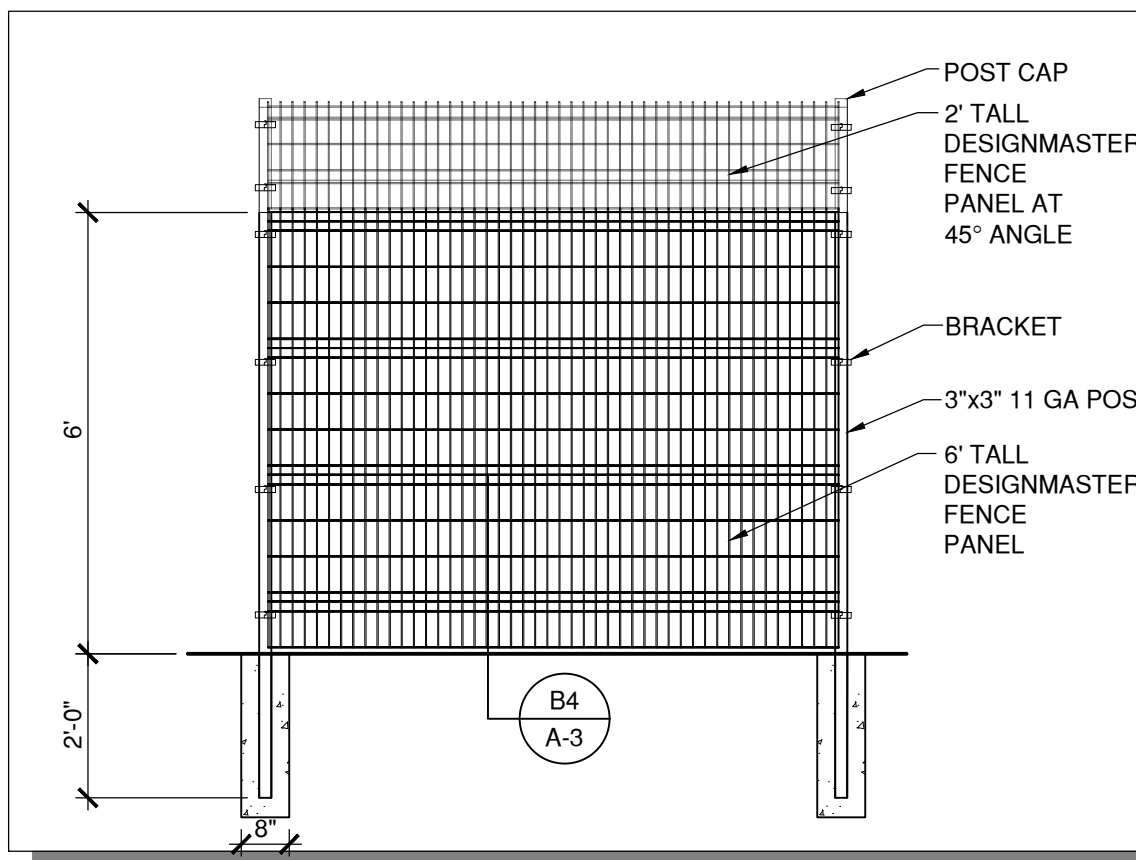


FENCE SECTION PROFILE

3/8" = 1'-0"

B4

A-3



FENCE ELEVATION DETAIL

3/8" = 1'-0"

A4

A-3

JUNO

ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
AMRI SITE IMPROVEMENTS
4401 ALEXANDER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:

DETAILS

NO.	REVISION	DATE



CONSULTANT STAMP

DATE:

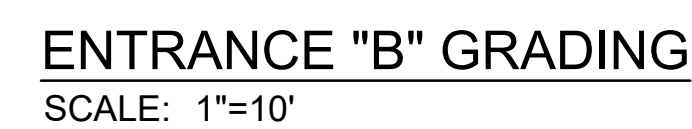
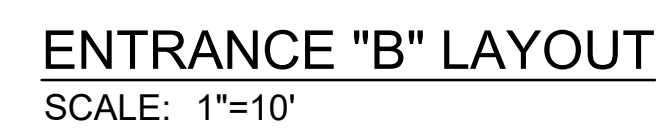
1/27/22

PROJECT NO.

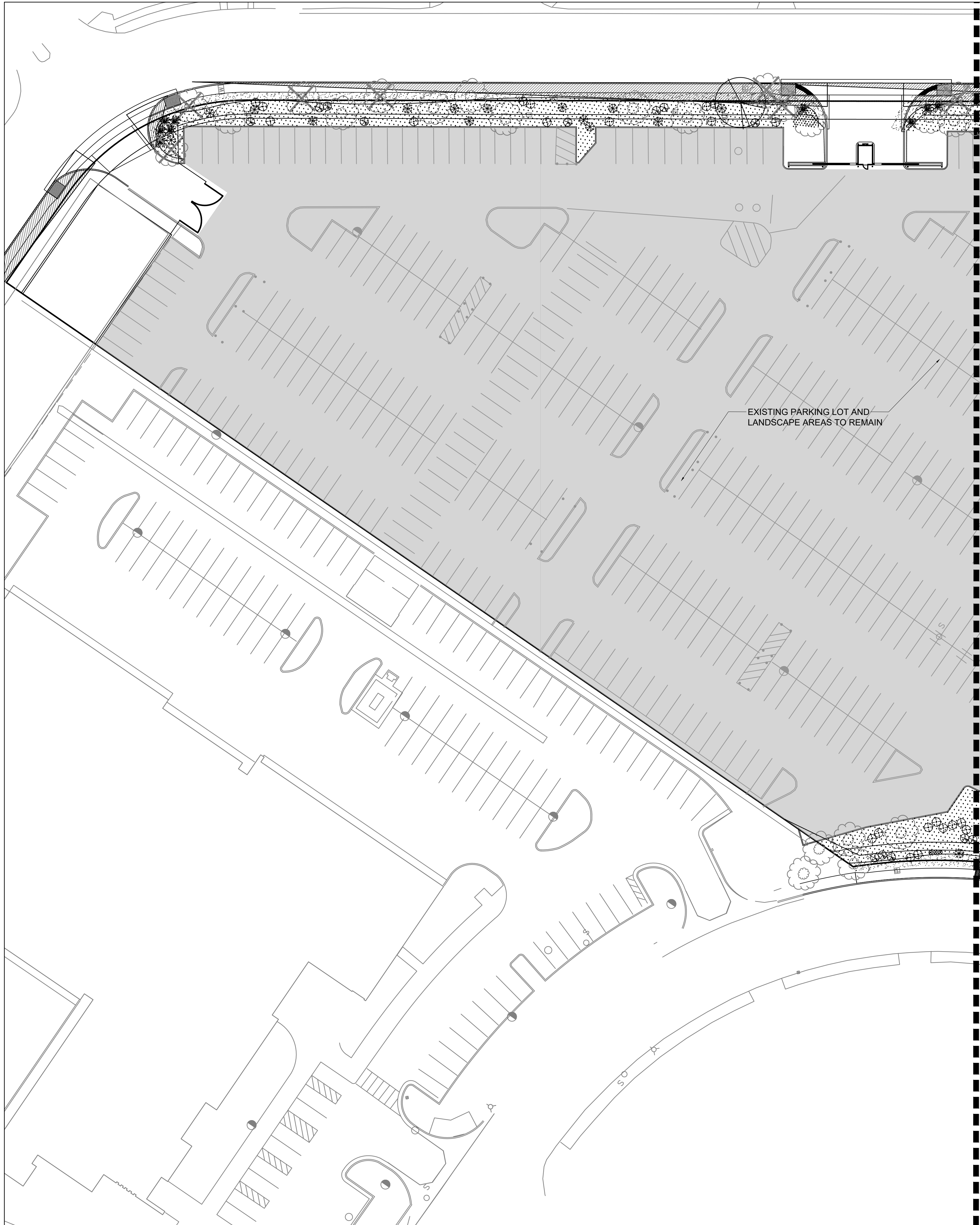
2105

SHEET NO.

A-3



DATE:
1/27/22
PROJECT NO.
2105
SHEET NO.



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES - REFERENCE DETAIL 1-2/L501				
4		CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	24" BOX	20' HT. X 25' SPR.
4		PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR.
SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 3-4/L501				
56		UPRIGHT GERMANDER TEUCRIUM CHAMAEDRYS (L)	1-GAL	2' HT. X 2' SPR.
92		CYTISUS X PRAECOX 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	5' HT. X 5' SPR.
78		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
85		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER (M)	5-GAL	8" HT. X 8' SPR.
96		NANDINA DOMESTICA 'MONFAR' SIENNA SUNRISE HEAVENLY BAMBOO (M)	5-GAL	3' HT. X 2' SPR.
73		BUDDLEJA DAVIDII 'NANHO BLUE' BUDDLEIA NANHO BLUE	5-GAL	5' HT. X 5' SPR.
MULCHES				
37,574 SF		1" AMARETTO BROWN CRUSHED GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC		
12,444 SF		2"-4" COYOTE MIST COBBLE AT 4" DEPTH OVER FILTER FABRIC AT HEADER CURBS OR SLOPES GREATER THAN 4:1 PLACE 4-8" COYOTE MIST COBBLE AT 8" DEPTH OVER FILTER FABRIC		

EXISTING LANDSCAPE LEGEND

QTY.	SYMBOL	DESCRIPTION
61		EXISTING TREES TO REMAIN WITHIN IMPROVEMENT AREA (AVERAGE SPREAD 25' FOR CALCULATIONS)
32		EXISTING TREE TO BE REMOVED (DUE TO HEALTH OR LOCATION)
		EXISTING BUILDING, SITE AND LANDSCAPE TO REMAIN (EXISTING IRRIGATION TO REMAIN AND MUST BE PROVIDED TO EXISTING LANDSCAPE AREAS TO REMAIN)

LANDSCAPE NOTES AND CALCULATIONS

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

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.

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.

LANDSCAPE AREA COVERAGE
LANDSCAPE AREA TO BE RENNOVATED: 50,018 SF
(EXCLUDING BUILDING AND PARKING LOTS TO REMAIN)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	37,514 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (88%)	44,253 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	9,378 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (25%)	9,510 SF

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE.

MONTBEL LOOP NE: LOCAL - NO STREET TREES REQUIRED
- PROVIDED TREES: 20

MONTBEL PLACE NE: LOCAL - NO STREET TREES REQUIRED
- PROVIDED TREES: 11

JOAN HILL PL NE: LOCAL - NO STREET TREES REQUIRED
- PROVIDED TREES: 5

ALEXANDER BLVD - 561 LF
- REQUIRED TREES: 19
- PROVIDED: 20 TREES

CITY SUBMITTAL NOTES

- THE LANDSCAPE PLAN ON FILE FOR THIS SITE DEVELOPMENT PLAN WAS ILLEGIBLE. THE PLAN CHANGES WILL ONLY ADDRESS REMOVAL OF TREES LOCATED WITHIN THE NEW SIDEWALK IMPROVEMENT AND ALL OTHER EXISTING TREES WILL REMAIN. ALL EXISTING TURF GRASS HAS DIED AND WILL BE REPLACED WITH GRAVEL OR COBBLE OVER FILTER FABRIC. THE EXISTING SPRAY IRRIGATION SYSTEM WILL BE MODIFIED TO A DRIP SYSTEM.
- ADDITIONAL PLANTINGS WILL BE PLACED TO ENHANCE THE EXISTING LANDSCAPE AREAS.

GENERAL NOTES

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ALBUQUERQUE, NM

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SUBMITTAL: AA

REVISIONS

NO.	DATE	DESCRIPTION
	3-23-2022	ADD SIGHT TRIANGLES

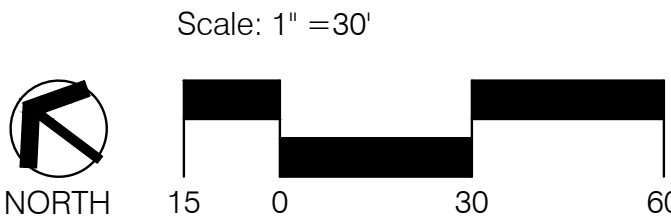
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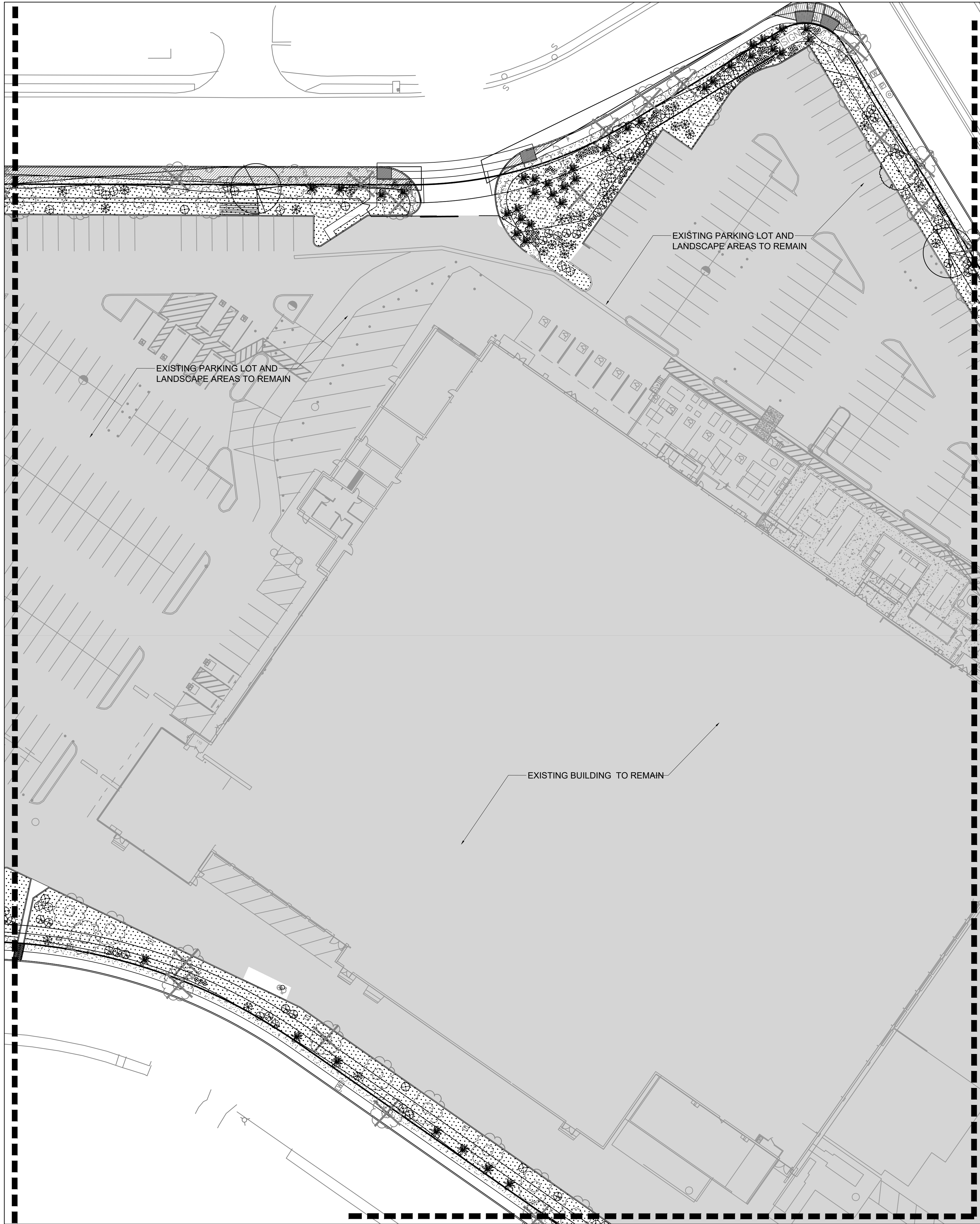
SHEET TITLE

LANDSCAPE
PLAN

DRAWING SHEET

L101





PLANT LEGEND			
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SYMBOL	DESCRIPTION
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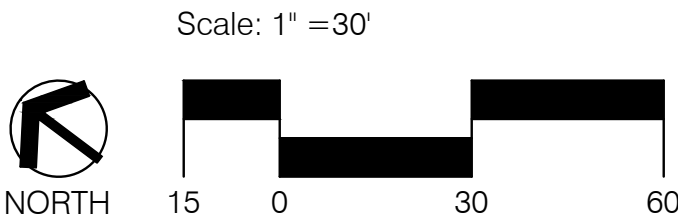
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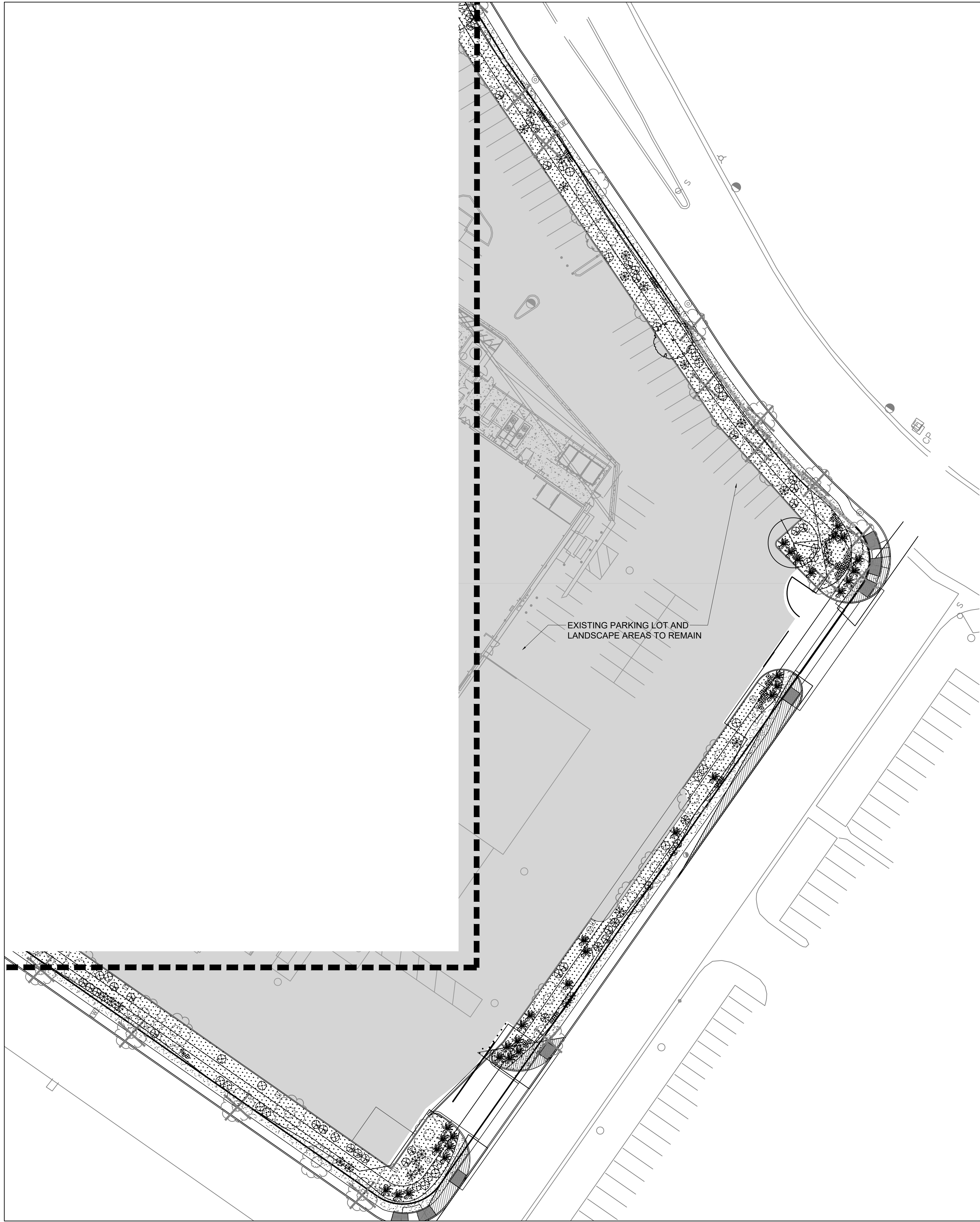
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DESIGNED BY: KP
DRAWN BY: KP
CHECKED BY: CG
SHEET TITLE

LANDSCAPE
PLAN

DRAWING SHEET

L102





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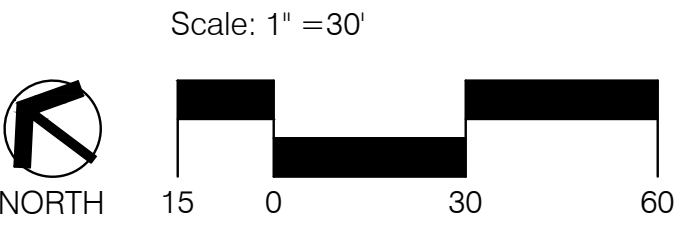
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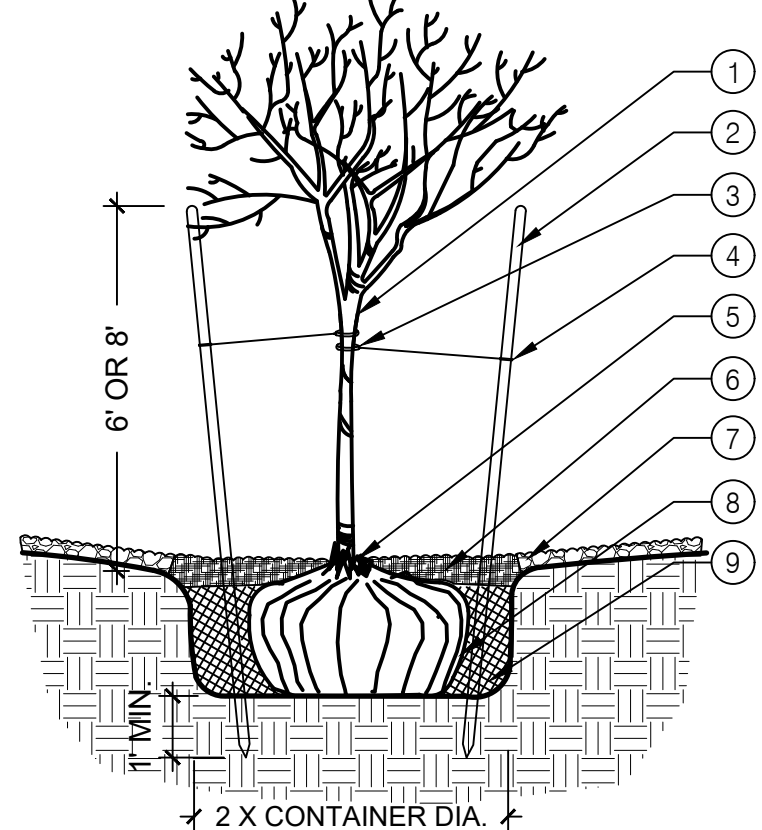
SHEET TITLE

LANDSCAPE
PLAN

DRAWING SHEET

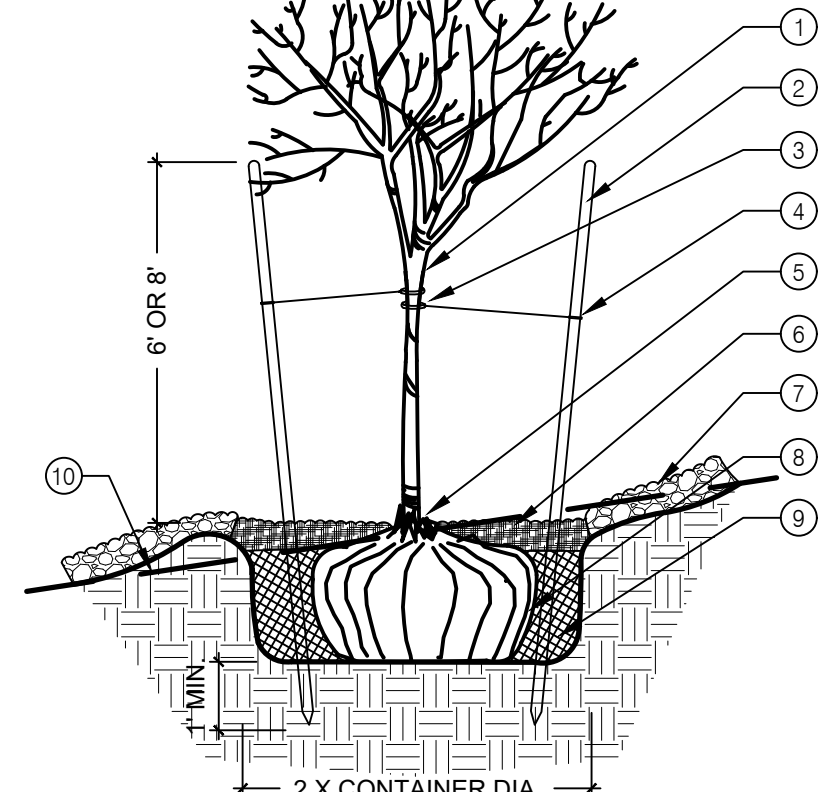


1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. 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



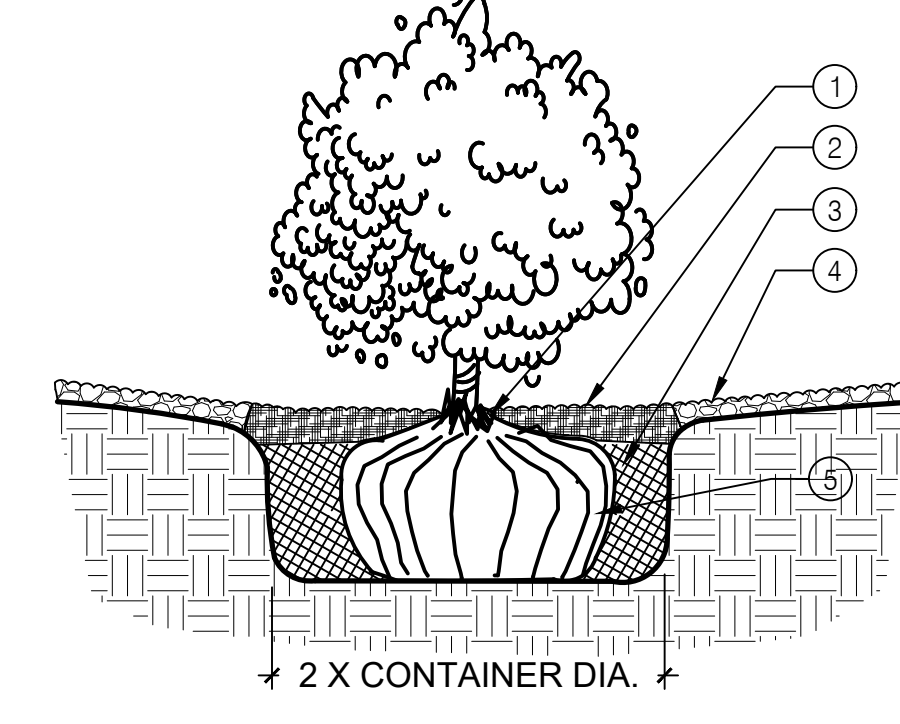
1 TREE PLANTING
SCALE: N.T.S.

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10. FINISH GRADE



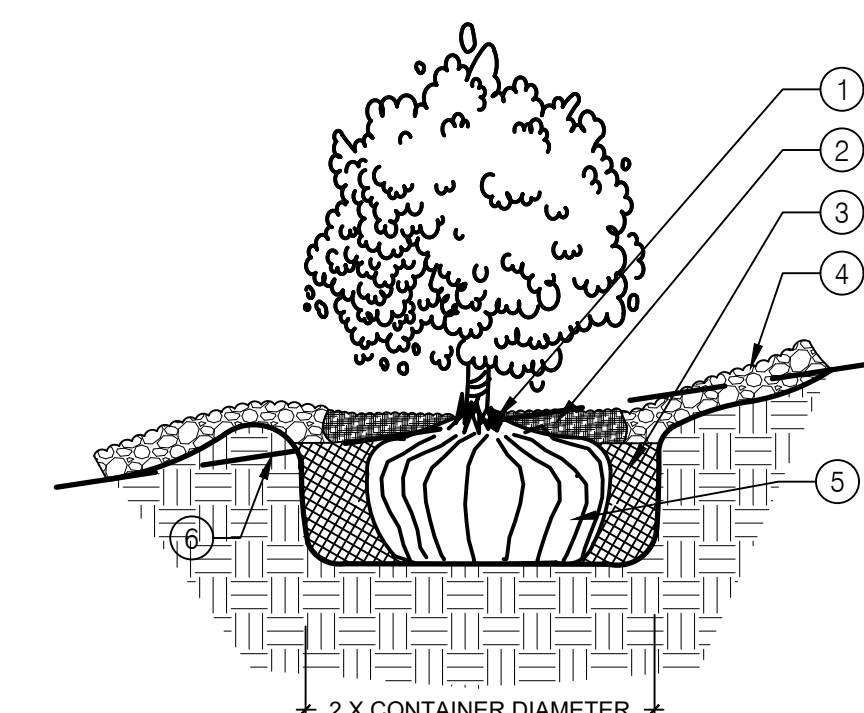
2 TREE PLANTING ON A SLOPE
SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
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4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



3 SHRUB PLANTING
SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. 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
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE



4 SHRUB PLANTING ON A SLOPE
SCALE: N.T.S.



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SHEET TITLE

LANDSCAPE
DETAILS

DRAWING SHEET

L501