

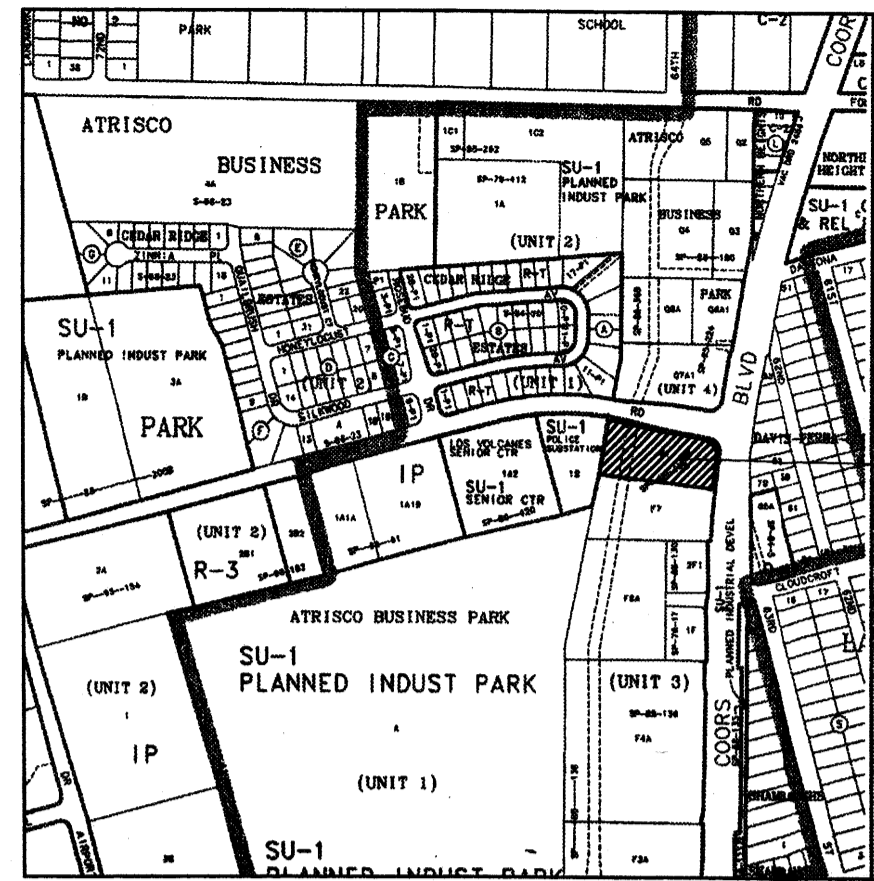
PROJECT 1002666

PROJECT NUMBER: 1002666

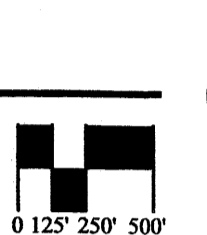
APPLICATION NUMBER: 03DRB-00807

DRB Site Development Plan Approval

<i>John D. Smith</i>	6-16-03	<i>Bradley J. Bigham</i>	6/1/03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE	CITY ENGINEER	DATE
<i>Rogers A. Green</i>	6-4-03	N/A	
UTILITIES DEVELOPMENT	DATE	*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>Christina Sandoval</i>	6/4/03	<i>Michael Holton</i>	5-30-03
PARKS & RECREATION DEPARTMENT	DATE	SOLID WASTE until comply w/COA Specs	DATE
N/A		<i>Sharon Mathison</i>	6/1/03
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE	DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



VICINITY MAP
J-10-Z



GENERAL NOTES

- A. BUILDING MOUNTED SIGNAGE: 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

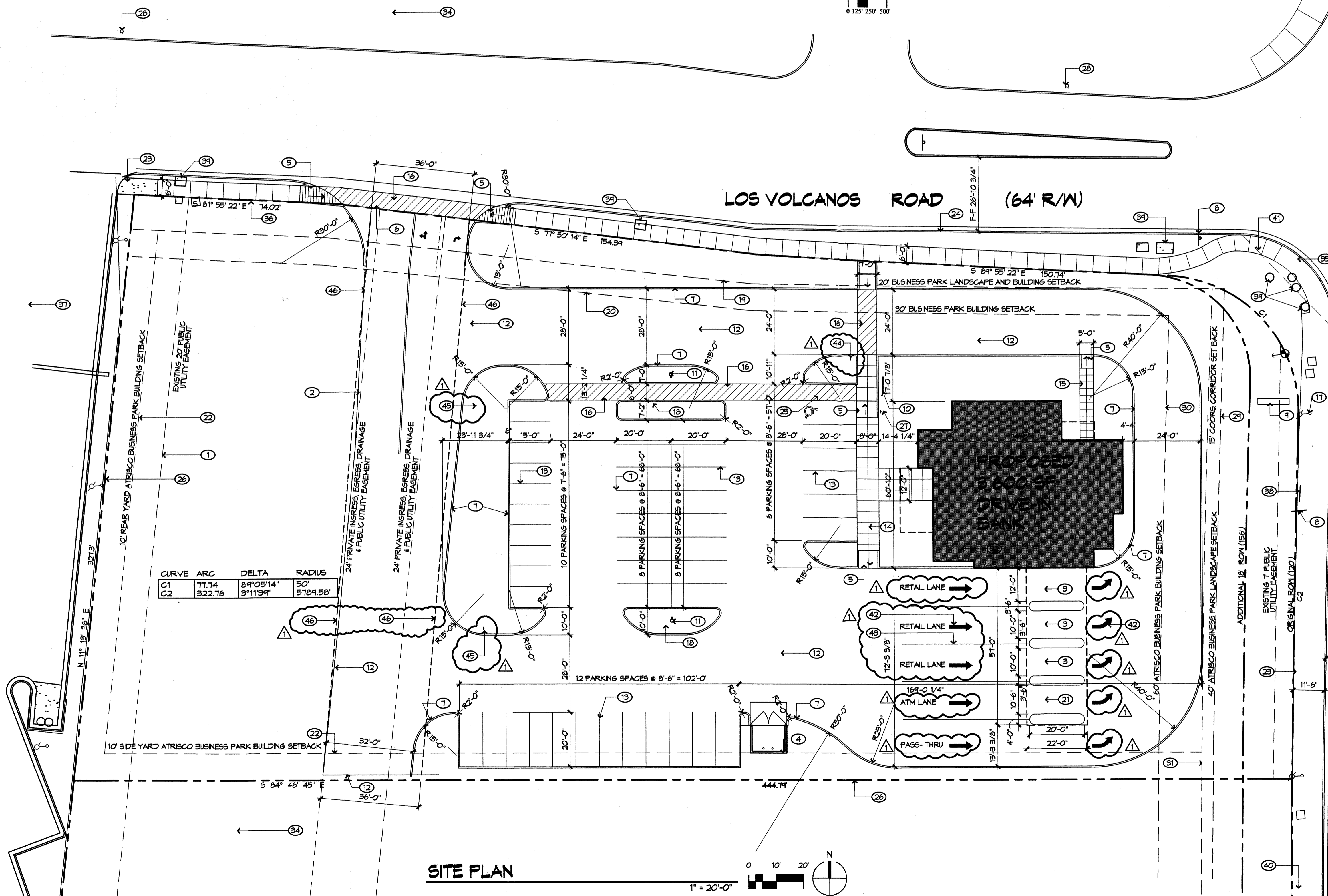
PROJECT DATA

1. LEGAL DESCRIPTION
TRACT P-1, ATRISCO BUSINESS PARK, UNIT 2
BERNALILLO COUNTY, NEW MEXICO.
2. ZONING
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-1 SPECIAL USE AREAS
TRACT AREA: 1.4873 ACRES
BUILDING FOOTPRINT: 3,610 SF
F.A.R.: .04
4. PROPOSED USE
DRIVE UP BANK WITH 3 DRIVE UP LANES AND 1 ATM LANE
5. PARKING

PARKING REQUIRED (1 Per 200 S.F.)	18
10% TRANSIT REDUCTION	1.8
TOTAL PARKING REQUIRED	16.2
PARKING PROVIDED	44
ADA PARKING REQUIRED	1
ADA PARKING PROVIDED	1
BICYCLE PARKING REQUIRED (120 AUTOS)	1
BICYCLE PARKING PROVIDED	5
6. LANDSCAPE REQUIREMENTS
LANDSCAPE REQUIRED (15% NET LOT AREA) 11,468 SF
LANDSCAPE PROVIDED 14,011 SF

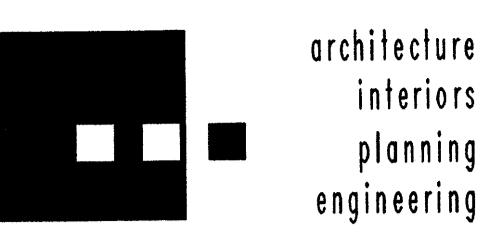
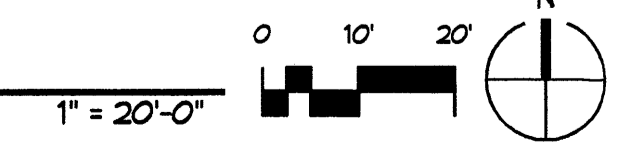
KEYED NOTES

1. 20' PUBLIC UTILITY EASEMENT
2. 24' EXISTING PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
3. RETAIL DRIVE-THRU LANE. DRIVE THROUGH SHALL BE SHADED WITH AN ARCHITECTURALLY INTEGRATED CANOPY
4. 8' CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 2, PAGE 2
5. ACCESSIBLE SIDEWALK RAMP
6. 6" CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS
7. 6" CONCRETE CURB
8. EXISTING SIGN POLE
9. NEW MONUMENT SIGN, REFER DETAIL 4, PAGE 6 SIZE SHALL CONFORM TO THE COORS CORRIDOR PLAN. SIGN AREA SHALL BE NO GREATER THAN 75 SF
10. BICYCLE RACK, 5 SPACES, REFER DETAIL 3, PAGE 2
11. LIGHT POLE, REFER DETAIL 1, PAGE 6
12. ASPHALTIC PAVING
13. 4' WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL
14. 8' WIDE SIDEWALK
15. 5' WIDE SIDEWALK
16. 4' WIDE PAINTED STRIPED PEDESTRIAN CROSSING
17. EXISTING LIGHT POLE
18. LANDSCAPED PARKING ISLAND
19. ATRISCO BUSINESS PARK SIDEYARD 20' PARKING SET BACK
20. ATRISCO BUSINESS PARK SIDEYARD 30' BUILDING SET BACK
21. ATM DRIVE THRU LANE, ANY ATMS SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN
22. ATRISCO BUSINESS PARK 10' BUILDING SIDE AND REAR YARD SETBACK
23. EXISTING CONCRETE WALK, WIDTH AS NOTED ON PLAN
24. EXISTING CURB
25. HANDICAP PARKING ACCESS AISLE
26. EXISTING PROPERTY LINE
27. HANDICAP PARKING STALL SIGN
28. EXISTING FIRE HYDRANT
29. ATRISCO BUSINESS PARK 40' PARKING SETBACK
30. ATRISCO BUSINESS PARK 60' BUILDING SETBACK
31. 15' LANDSCAPE BUFFER ALONG COORS BLVD.
32. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
33. EXISTING AUTO PARTS RETAIL
34. EXISTING UNDEVELOPED LAND
35. EXISTING ACCESSIBLE RAMP
36. NEW 6' WIDE SIDEWALK PER COA STANDARDS
37. EXISTING POLICE SUBSTATION
38. EXISTING BUS STOP
39. EXISTING UTILITY INFRASTRUCTURE, REFER UTILITY/GRADING PLAN
40. EXISTING FIRE HYDRANT 140' LOCATED TO THE SOUTH, WEST SIDE OF COORS
41. 35' SITE TRIANGLE
42. PAINTED WHITE DIRECTION OF TRAVEL INDICATOR ARROW
43. 4' WIDE PAINTED WHITE LANE STRIPING
44. DO NOT ENTER SIGN REFER DETAIL 5, PAGE 2
45. DRIVE THRU AND ATM DIRECTIONAL SIGNAGE, REFER DETAIL 5, PAGE 2
46. NEW 36' PUBLIC R.O.M. TO BE GRANTED BY PAPER EASEMENT



CURVE	ARC	DELTA	RADIUS
C1	71.74	84°05'14"	50'
C2	322.76	3°11'34"	5784.58'

SITE PLAN



Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

Rio Grande Credit Union
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

REVISIONS

- ▲ DRB REVISIONS 6/2/03
- ▲
- ▲
- ▲

DRAWN BY

REVIEWED BY

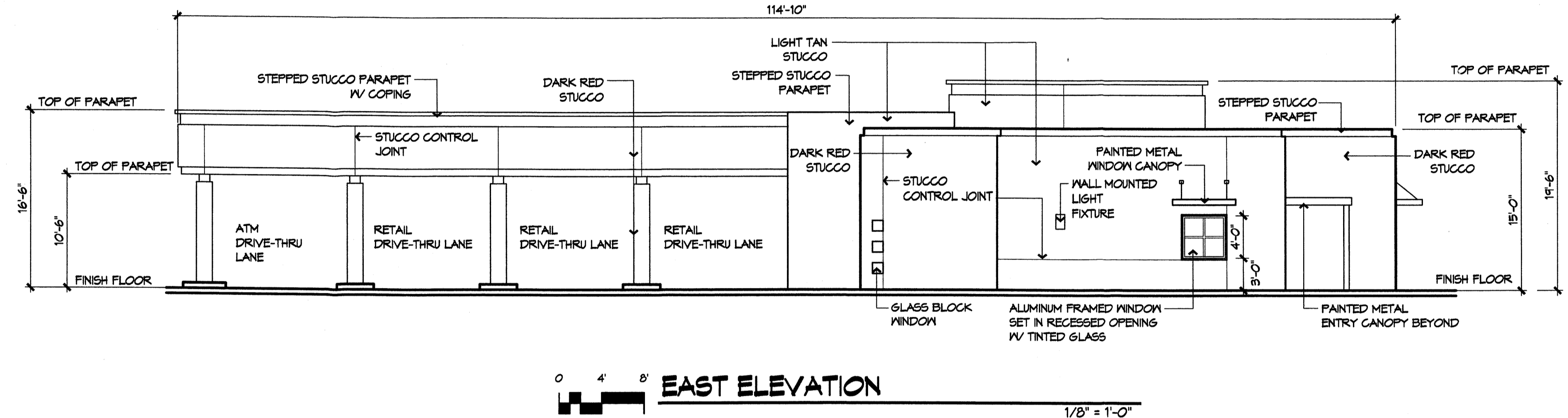
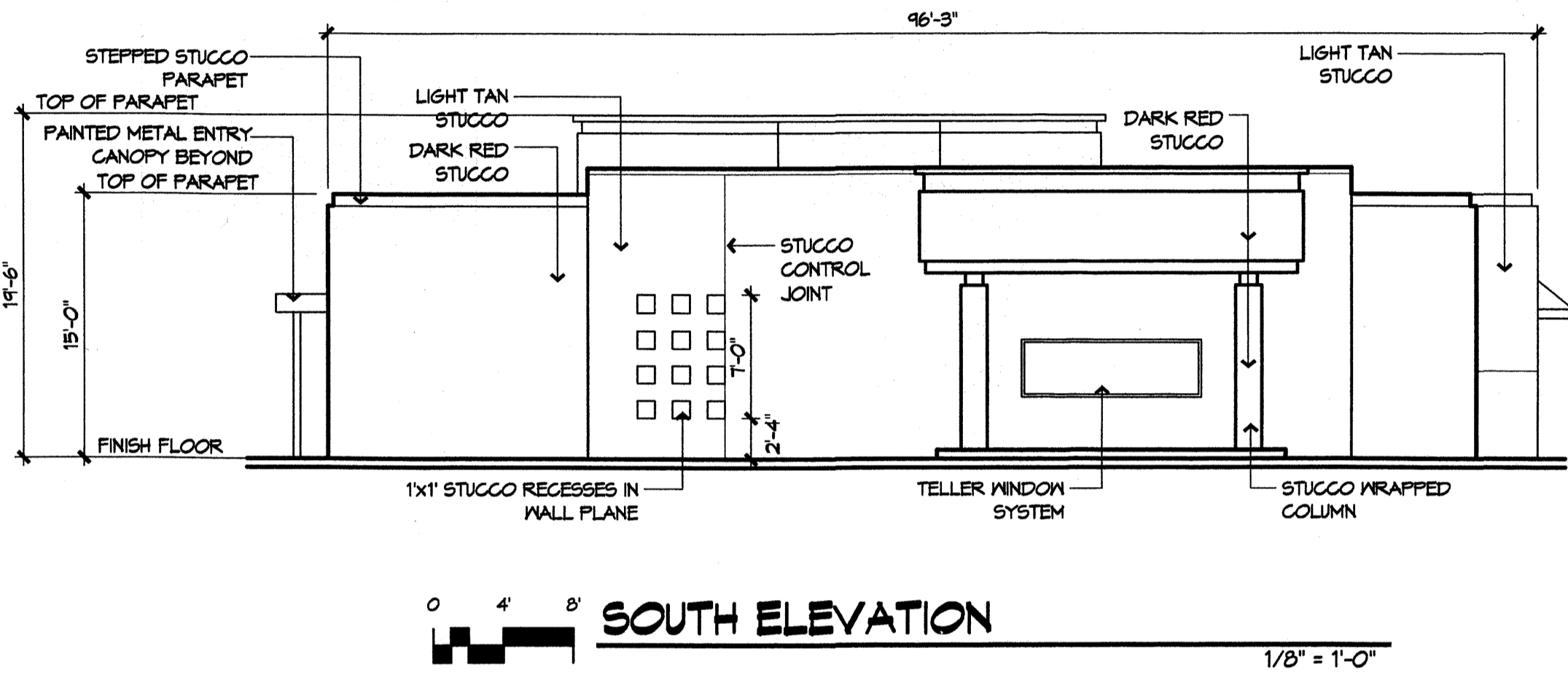
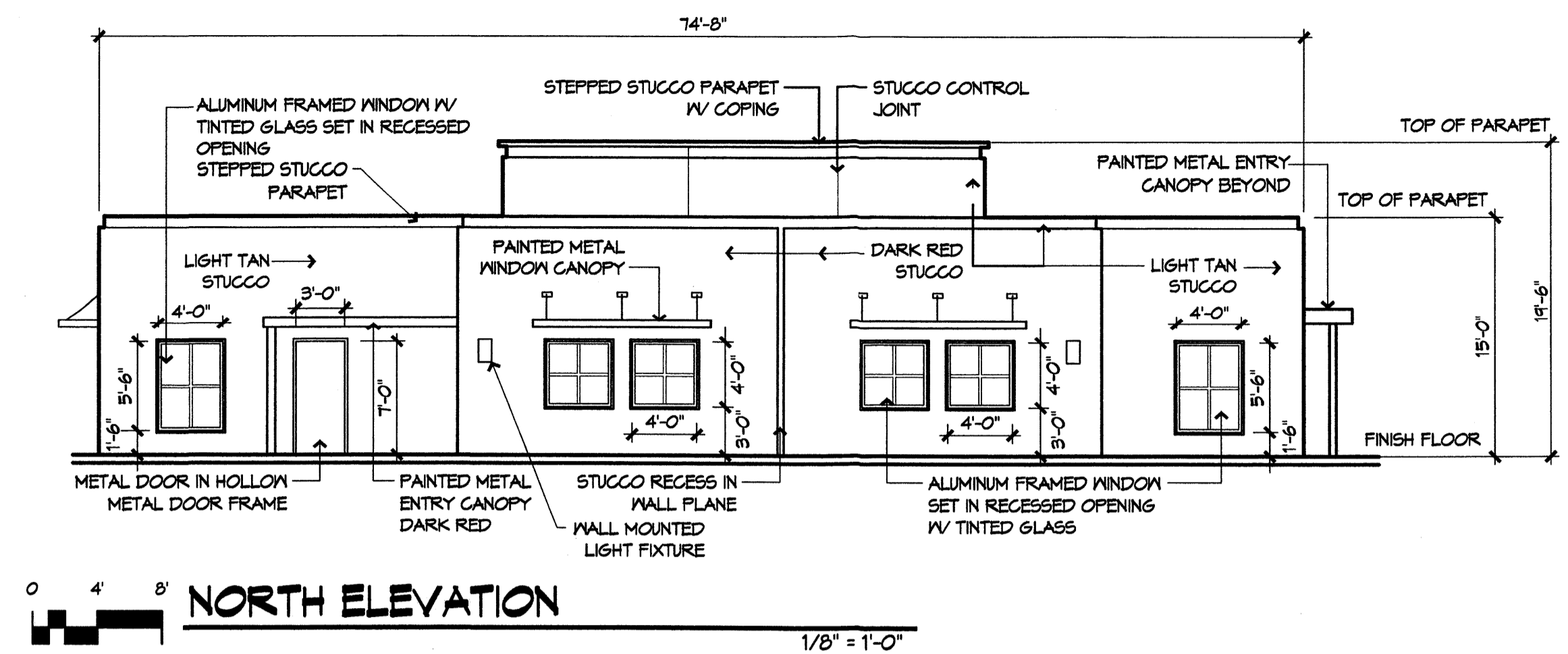
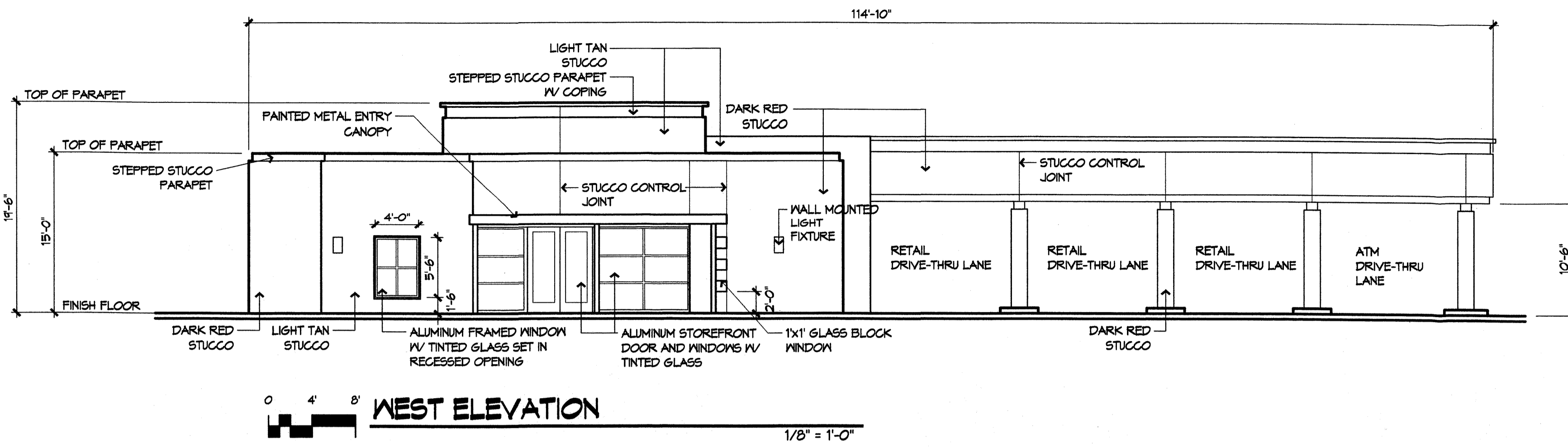
DATE MAY 20, 2003

PROJECT NO.

DRAWING NAME

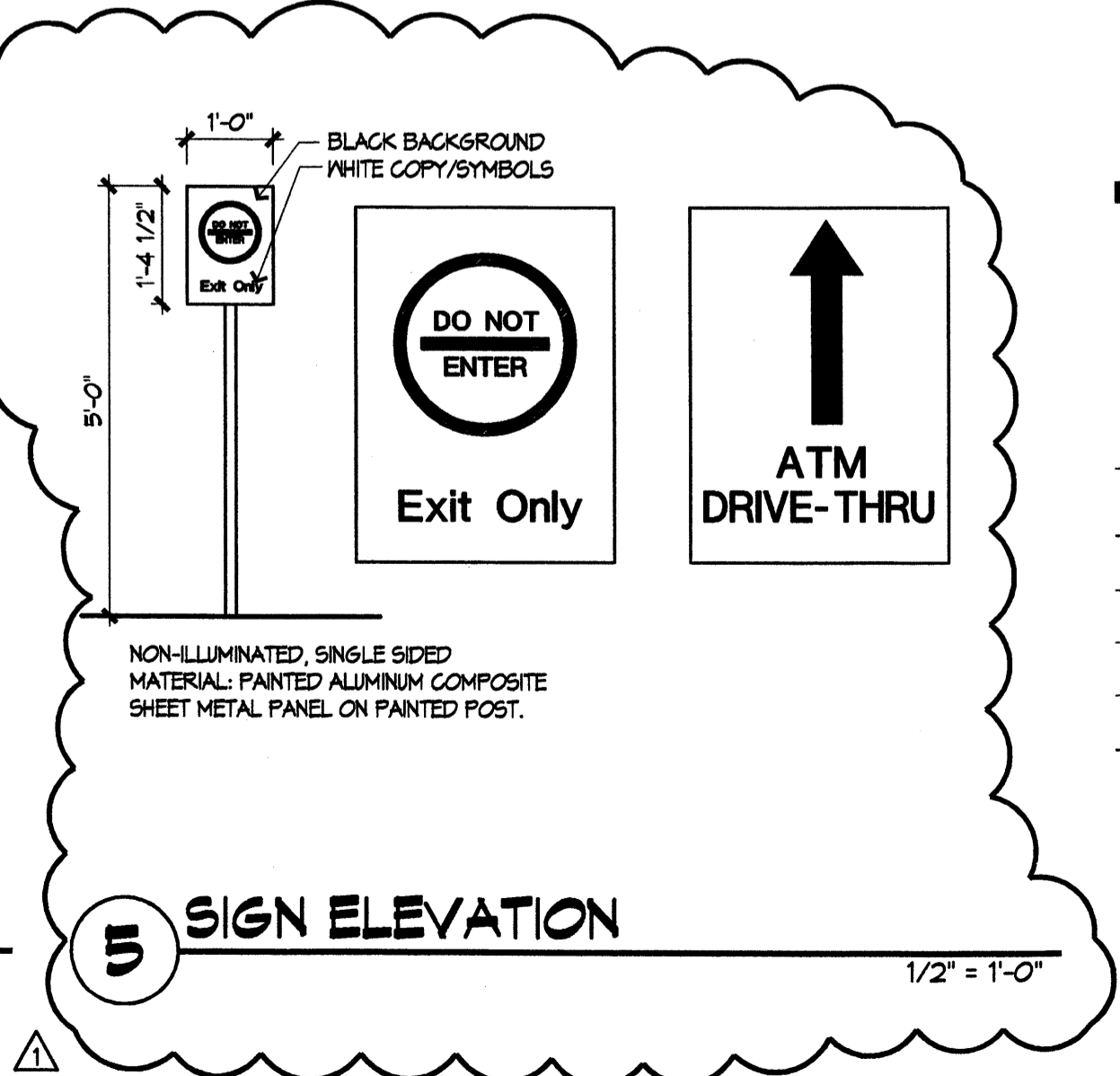
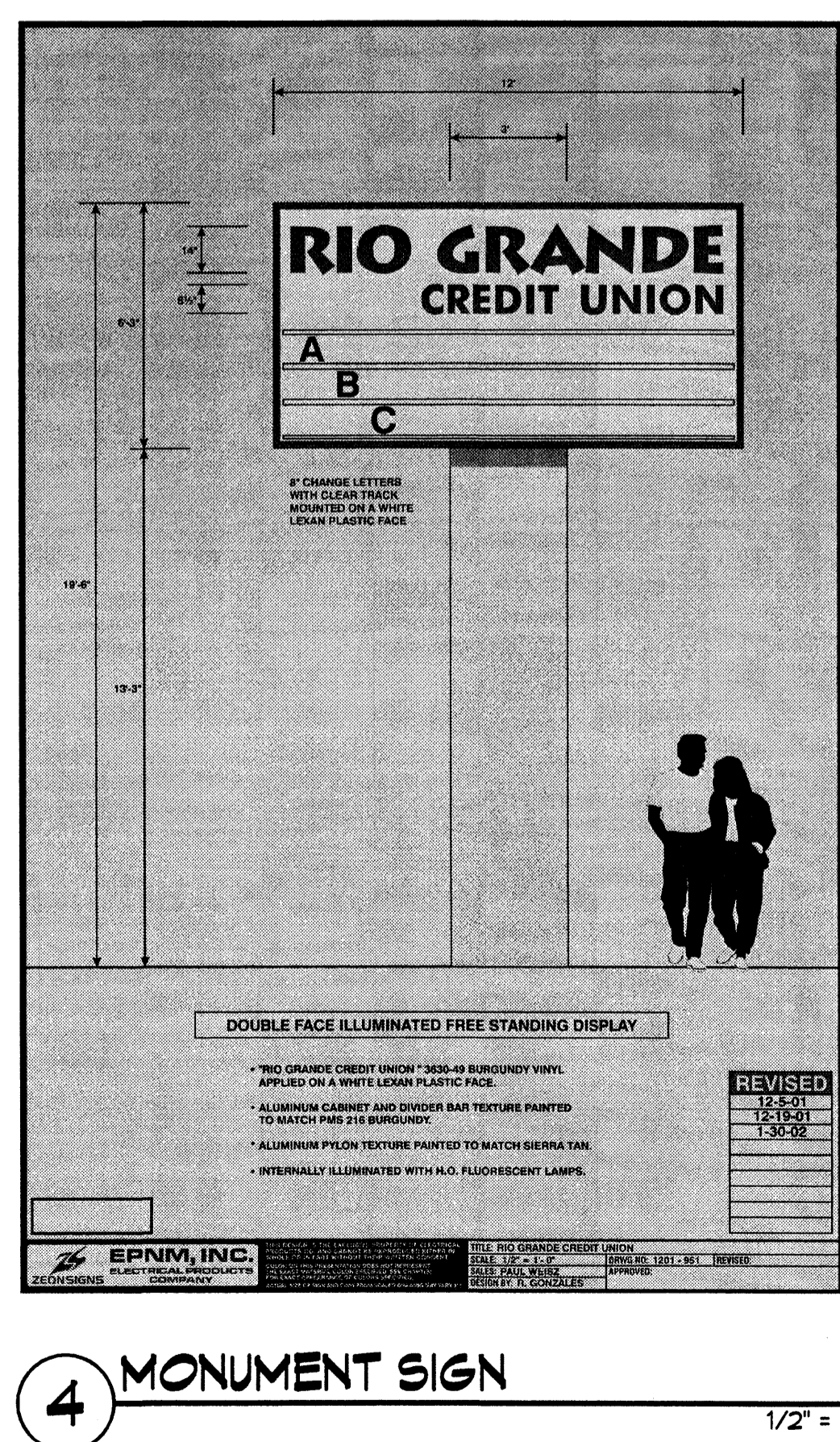
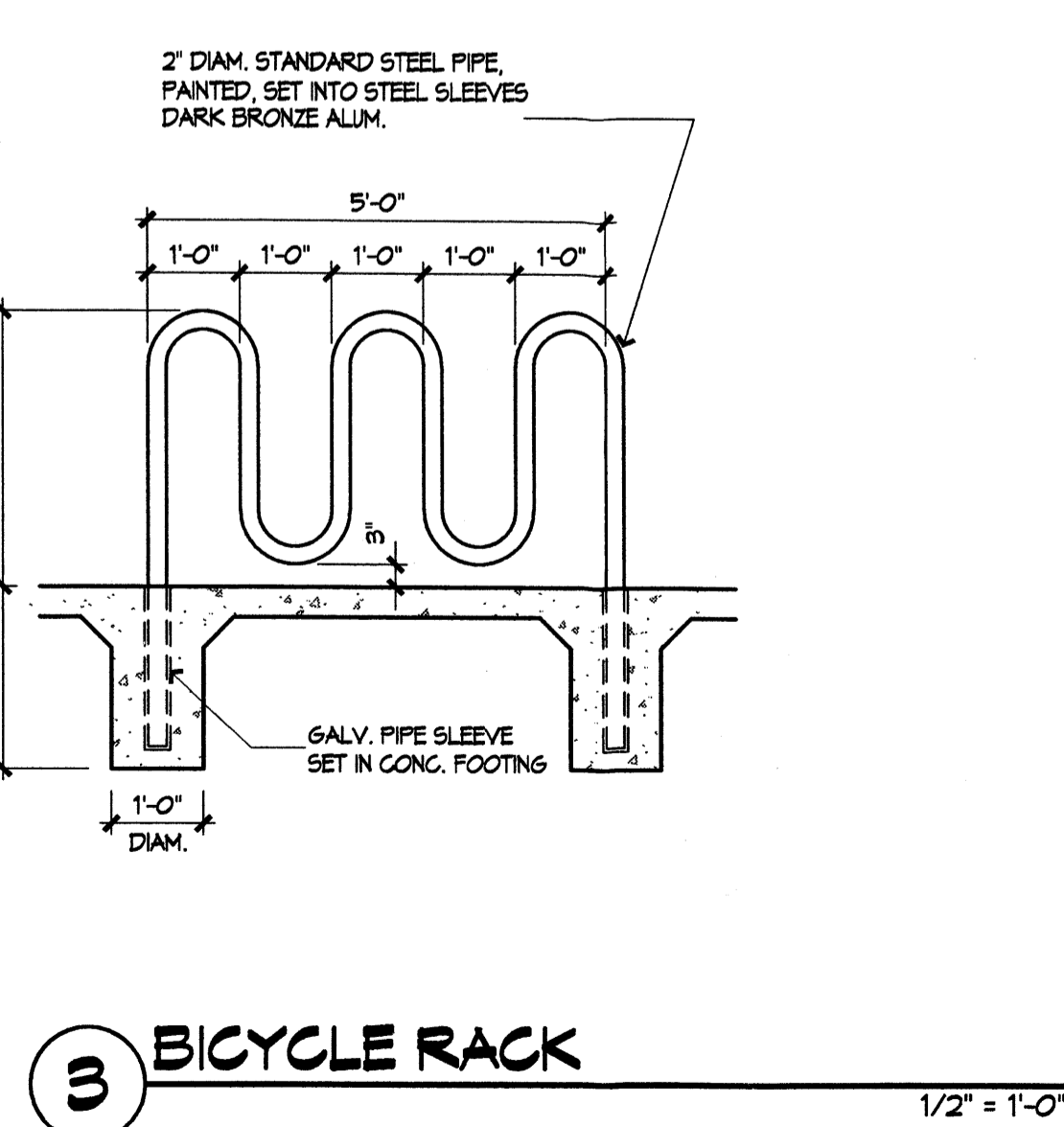
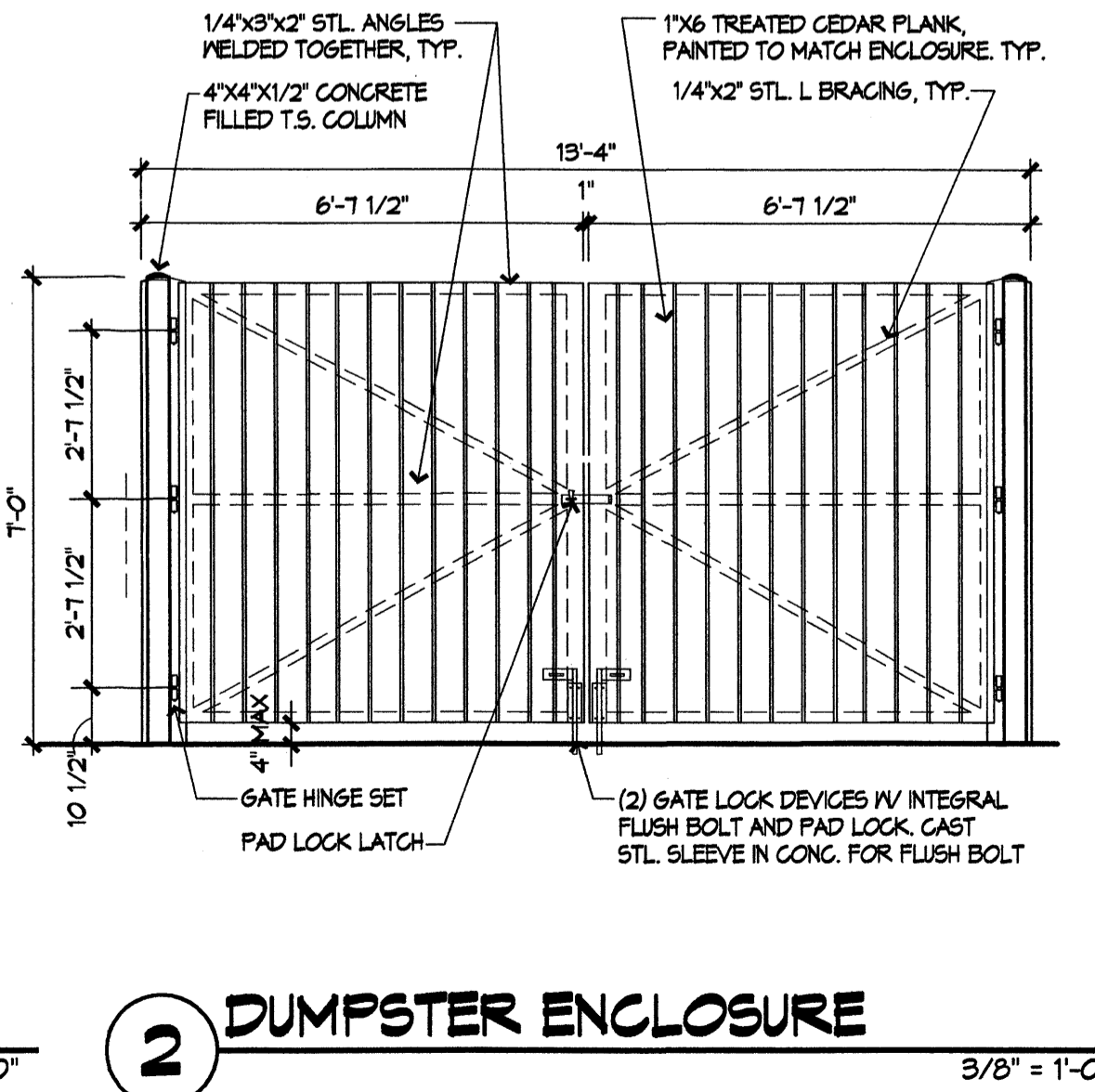
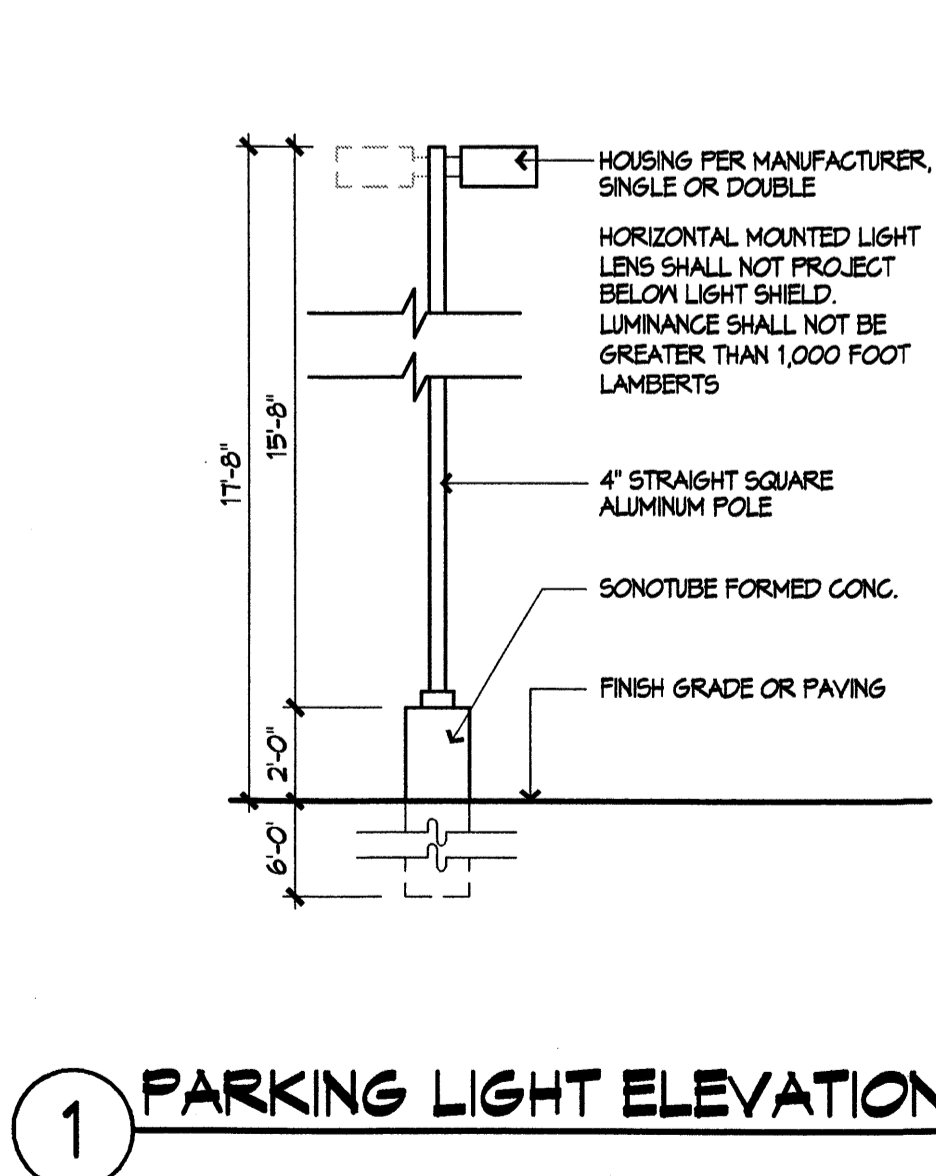
▲ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO.



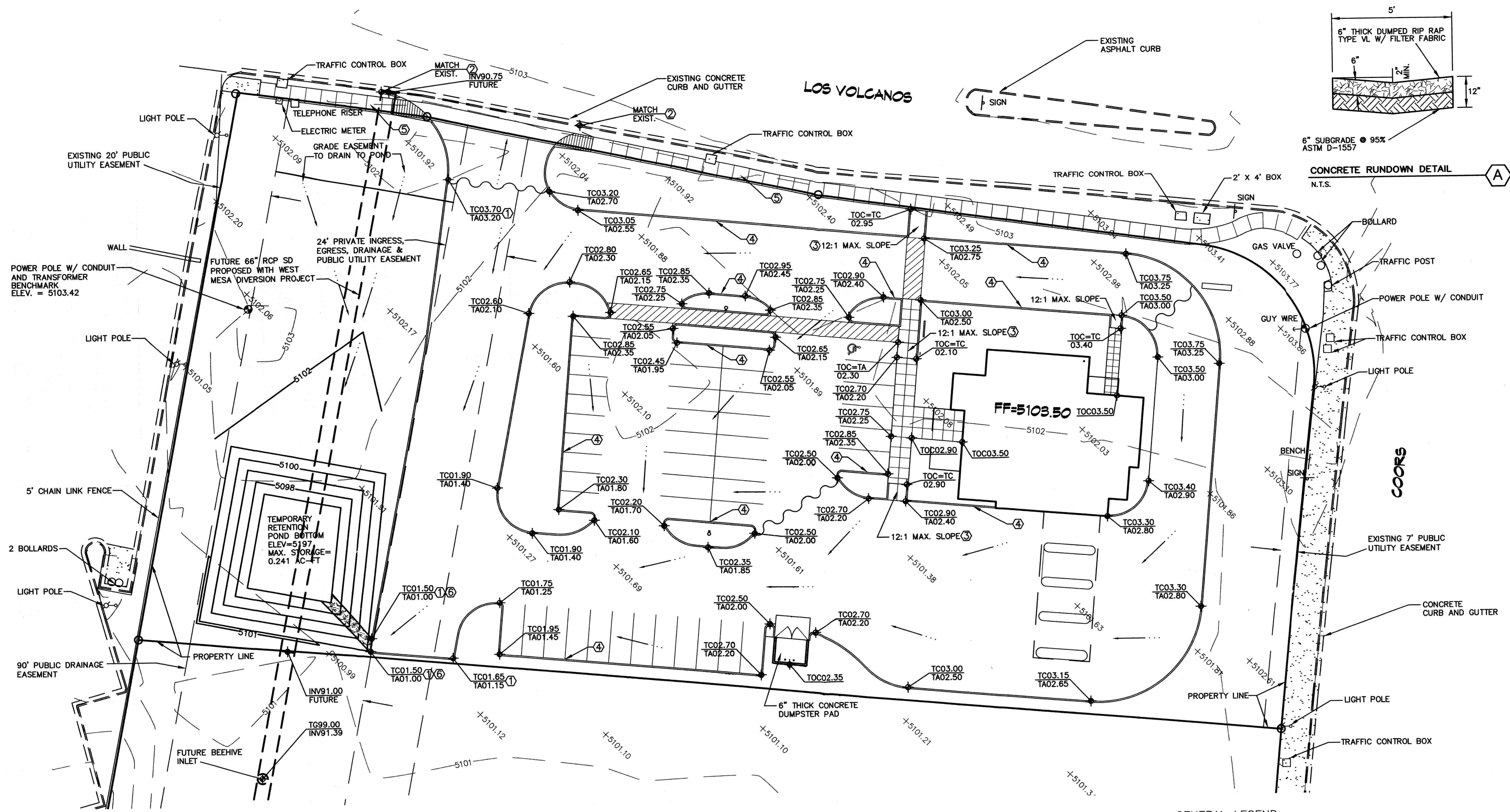
**Rio Grande
Credit Union**
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

REVISIONS
 ▲ DRB REVISIONS 6/2/03
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 DRAWN BY
 REVIEWED BY
 DATE MAY 20, 2003
 PROJECT NO.
 DRAWING NAME
**BLDG ELEVATION
DETAILS**





**Rio Grande
Credit Union
Lot A, Tract P-1**
Coors Blvd. and Los Volcanos Rd.



EXISTING CONDITIONS

THE PROJECT SITE IS CURRENTLY IN ITS NATURAL CONDITION WITH VEGETATION THROUGHOUT THE SITE. THE SITE IS VERY FLAT AND GENTLY SLOPES FROM THE NORTHEAST TO THE SOUTHWEST. THE PROJECT SITE IS NOT WITHIN A FEMA FLOODWAY ACCORDING TO PANEL 350002 0027 C DATED OCTOBER 14, 1983. THE EXISTING CONDITIONS ON THE SITE PRODUCE 2.05 CFS WITH TYPE 'A' LAND TREATMENT OF 100%.

PROPOSED CONDITIONS

A MAJORITY OF THE PROJECT SITE WILL BE PAVED. THE SITE WILL RETAIN ITS NATURAL FLOW DIRECTION, NORTHEAST TO SOUTHWEST. NO OFF-SITE STORM WATER RUNOFF WILL ENTER THE SITE. STORM WATER FROM THE SITE WILL SHEET FLOW TO THE SOUTHWEST CORNER WHERE IT WILL DRAIN INTO A TEMPORARY DETENTION POND. THE POND WILL COLLECT RUNOFF FROM THE PARKING LOT, BUILDING AND ADJACENT UTILITY AND DRAINAGE EASEMENTS ON THE WEST END OF THE SITE. THE POND WILL BE FILLED IN WITH THE CONSTRUCTION OF THE STORM DRAIN PIPE WITHIN THE THE 90' DRAINAGE EASEMENT. THE STORM DRAIN PIPE WILL BE PLACED IN THE EASEMENT WITH THE WEST MESA DIVERSION PROJECT PHASE 2 INTO INLETS TO BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT. PROPOSED CONDITIONS ON THE SITE DISCHARGING TO THE RETENTION POND IS 5.05 CFS WITH A REQUIRED RETENTION STORAGE OF 0.241 AC-FT. DEVELOPED LAND TREATMENTS FOR THIS PROJECT ARE AS FOLLOWS: %A=0, %B=35, %C=0 AND %D=65 FOR THE BASIN DISCHARGING TO THE RETENTION POND. THE SMALL AREA OF LANDSCAPING DISCHARGING TO THE STREET (BASIN 102.D) LAND TREATMENTS WERE AS FOLLOWS: %A=0, %B=50, %C=50 AND %D=0. DURING CONSTRUCTION OF THE FUTURE STORM DRAIN PIPE, RUNOFF FROM THE SITE WILL FLOW IN THE DIRECTION OF THE PROPOSED BEEHIVE TEE MANHOLE LOCATED JUST SOUTH OF THE RETENTION POND.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS. LINE SIZES OR MATERIAL TYPE MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES

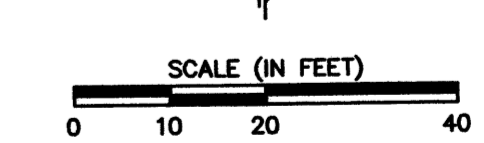
1. CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG 2415.
2. REMOVE EXISTING CURB & GUTTER AND PROVIDE DRIVE WAY PER COA STD DWG 2426.
3. CONSTRUCT HANDICAP RAMP. SEE ARCH. PLANS FOR DETAIL.
4. CONSTRUCT 6" CONCRETE CURB. SEE ARCH. PLANS FOR DETAIL.
5. CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG 2430.
6. CONSTRUCT RIP RAP RUNDOWN PER DETAIL 'A' THIS SHEET.

HYDROLOGY CALCULATIONS

CONTRIBUTOR	AREA (AC)	PEAK DISCHARGE (CFS)	CONCENTRATION TIME (MIN)	CONCENTRATION FACTOR	PEAK DISCHARGE (CFS)
101.1	1.0	0.0227	1.74	0.49	35708
101.2	1.0	0.0227	1.74	0.49	35708
101.3	1.0	0.0227	1.74	0.49	35708
101.4	1.0	0.0227	1.74	0.49	35708
101.5	1.0	0.0227	1.74	0.49	35708
101.6	1.0	0.0227	1.74	0.49	35708
101.7	1.0	0.0227	1.74	0.49	35708
101.8	1.0	0.0227	1.74	0.49	35708
101.9	1.0	0.0227	1.74	0.49	35708
102.0	1.0	0.0227	1.74	0.49	35708
102.1	1.0	0.0227	1.74	0.49	35708
102.2	1.0	0.0227	1.74	0.49	35708
102.3	1.0	0.0227	1.74	0.49	35708
102.4	1.0	0.0227	1.74	0.49	35708
102.5	1.0	0.0227	1.74	0.49	35708
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102.7	1.0	0.0227	1.74	0.49	35708
102.8	1.0	0.0227	1.74	0.49	35708
102.9	1.0	0.0227	1.74	0.49	35708
103.0	1.0	0.0227	1.74	0.49	35708
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103.2	1.0	0.0227	1.74	0.49	35708
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103.5	1.0	0.0227	1.74	0.49	35708
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103.7	1.0	0.0227	1.74	0.49	35708
103.8	1.0	0.0227	1.74	0.49	35708
103.9	1.0	0.0227	1.74	0.49	35708
104.0	1.0	0.0227	1.74	0.49	35708
104.1	1.0	0.0227	1.74	0.49	35708
104.2	1.0	0.0227	1.74	0.49	35708
104.3	1.0	0.0227	1.74	0.49	35708
104.4	1.0	0.0227	1.74	0.49	35708
104.5	1.0	0.0227	1.74	0.49	35708
104.6	1.0	0.0227	1.74	0.49	35708
104.7	1.0	0.0227	1.74	0.49	35708
104.8	1.0	0.0227	1.74	0.49	35708
104.9	1.0	0.0227	1.74	0.49	35708
105.0	1.0	0.0227	1.74	0.49	35708

GENERAL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WATER BLOCK
- FLOW DIRECTION ARROW
- FLOW DIRECTION ARROW
- TOP OF CURB ELEVATION
- TOP OF CONCRETE
- TOP OF ASPHALT
- FINISHED FLOOR
- INVERT
- TOP OF GRATE



REVISIONS

1	
2	
3	
4	

DRAWN BY: **LDL**
REVIEWED BY: **RGG**
DATE: **May 20, 2008**

PROJECT NO.
DRAWING NAME
GRADING & DRAINAGE PLAN



6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528

HUIT-ZOLLARS
Huit-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 592-5141 Fax (505) 882-3256

SHEET NO.
COO1
OF

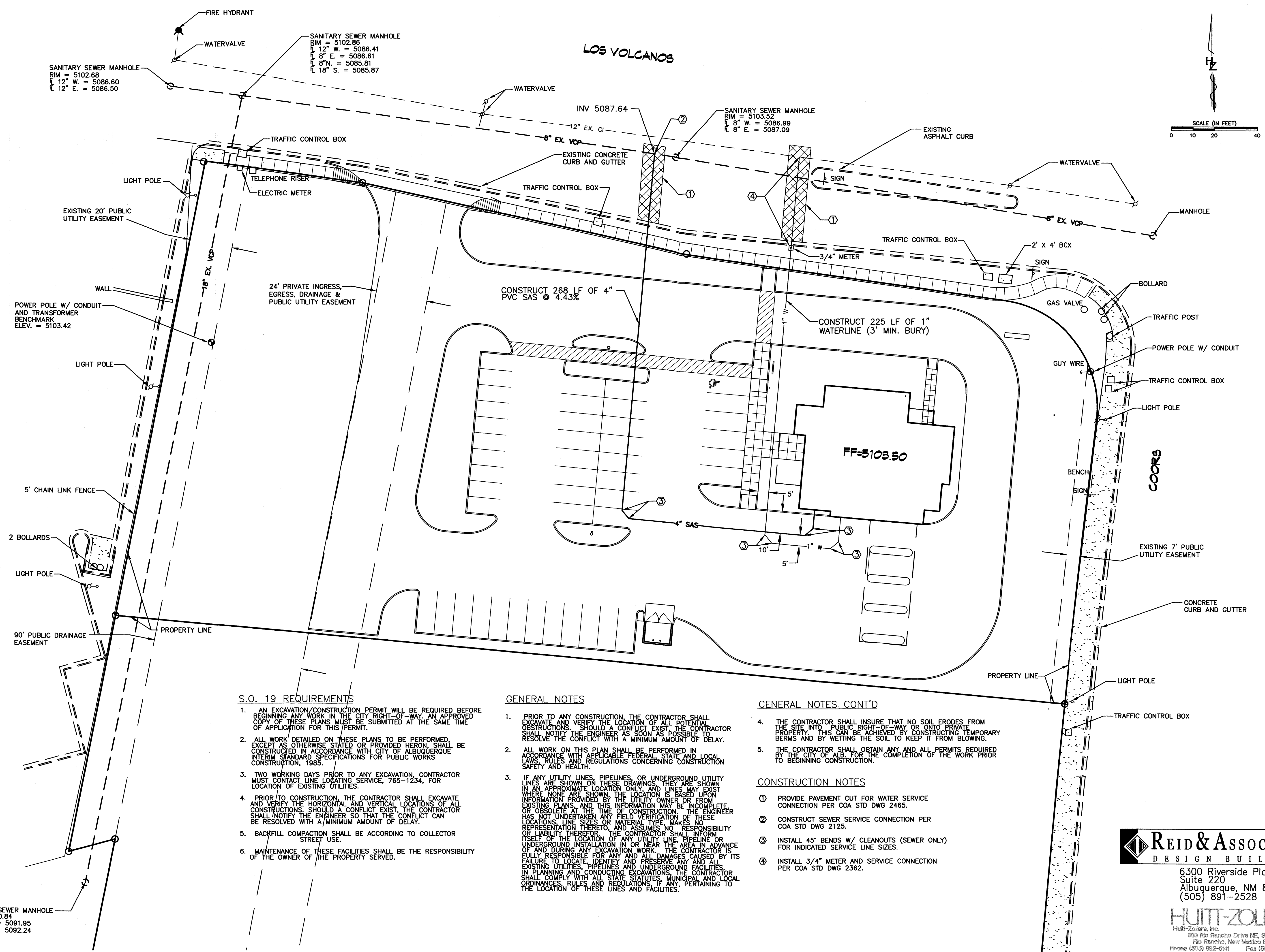


**Rio Grande
Credit Union**
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.



6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528

HUITT-ZOLIARS
Huitt-Zoliars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 882-5141 Fax (505) 882-3259



- S.O. 19 REQUIREMENTS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

- GENERAL NOTES**
1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
 2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

- GENERAL NOTES CONT'D**
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

- CONSTRUCTION NOTES**
- ① PROVIDE PAVEMENT CUT FOR WATER SERVICE CONNECTION PER COA STD DWG 2465.
 - ② CONSTRUCT SEWER SERVICE CONNECTION PER COA STD DWG 2125.
 - ③ INSTALL 45° BENDS W/ CLEANOUTS (SEWER ONLY) FOR INDICATED SERVICE LINE SIZES.
 - ④ INSTALL 3/4" METER AND SERVICE CONNECTION PER COA STD DWG 2362.

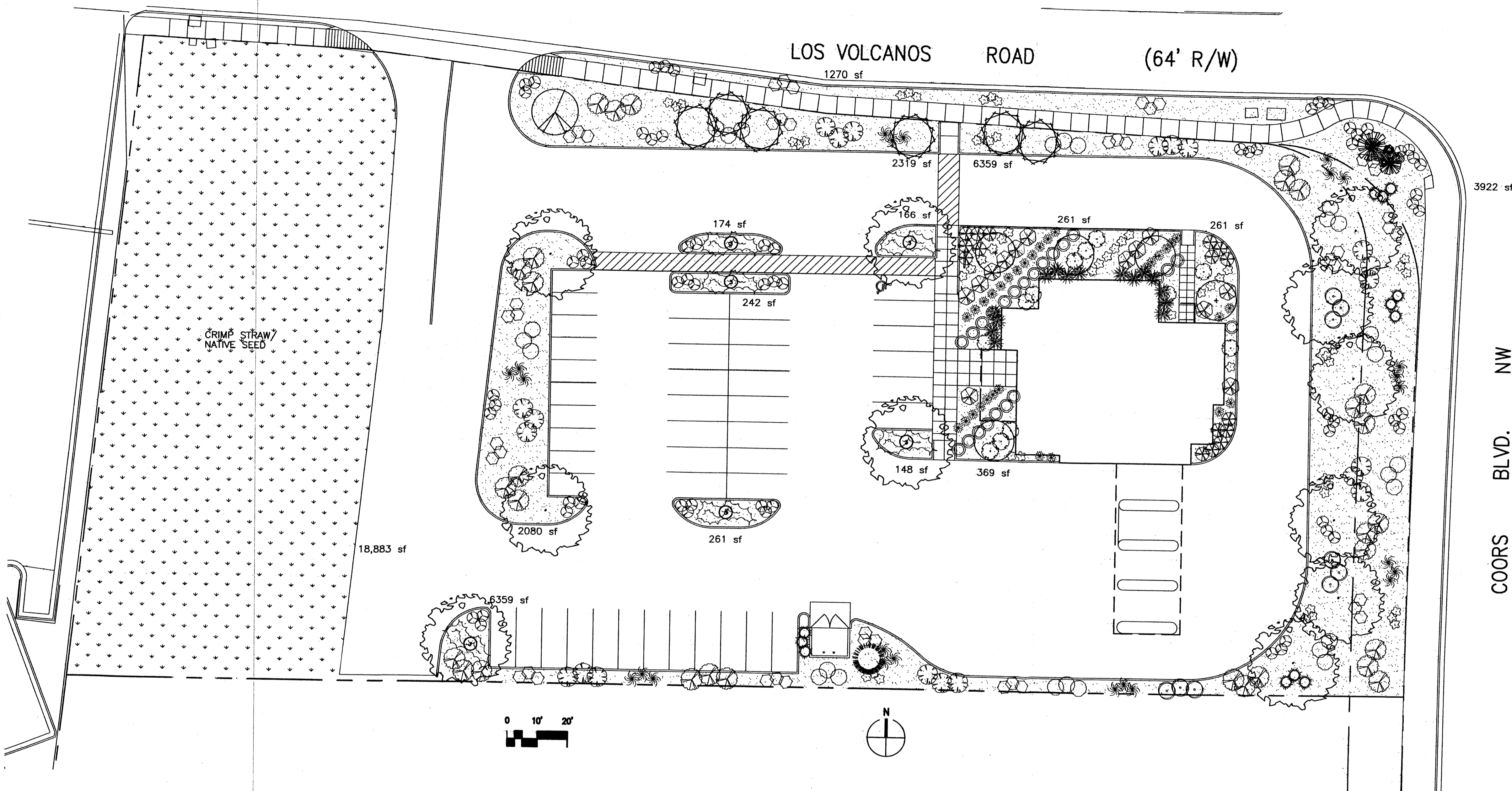
SANITARY SEWER MANHOLE
RIM = 5100.84
E 18" N. = 5091.95
E 18" S. = 5092.24

SANITARY SEWER MANHOLE
RIM = 5102.68
E 12" W. = 5086.60
E 12" E. = 5086.50

SANITARY SEWER MANHOLE
RIM = 5102.86
E 12" W. = 5086.41
E 8" E. = 5086.61
E 8" N. = 5085.81
E 18" S. = 5085.87

SANITARY SEWER MANHOLE
RIM = 5103.52
E 8" W. = 5086.99
E 8" E. = 5087.09

SCALE (IN FEET)
0 10 20 40



LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

S.F. Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

COORS BLVD. NW

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	85,260	square feet
TOTAL BUILDINGS AREA	3,610	square feet
OFFSITE AREA	5,192	square feet
NET LOT AREA	76,458	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	11,468	square feet
TOTAL LANDSCAPE PROVIDED	43,074	square feet
TOTAL BED PROVIDED	24,191	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	18,883	square feet

PLANT LEGEND

	ASH (M+) AND HONEY LOCUST (M) 11 Fraxinus pennsylvanica Gleditsia triacanthos 2" Gal.		NEW MEXICO OLIVE (M) 1 Forestiera neomexicana 15 Gal.		ROSEMARY (L) 23 Rosmarinus officinalis 2 Gal. 36sf
	DESERT WILLOW (L) 6 Chilopsis linearis 15 Gal.		CRABAPPLES (H) 5 Malus cultivars 15 Gal.		POTENTILLA (M) 54 Potentilla fruticosa 2 Gal.
	PALM YUCCA (L) 2		PINON PINE (M) 1 Pinus edulis 6"-8"		AUTUMN SAGE (M) 45 Salvia greggii 2 Gal. 9sf
	RUSSIAN SAGE (M) 9 Perovskia atriplicifolia 5 Gal. 25sf		LANAS/ SCOTCH BROOM (M) 12 Cytisus scoparius/ Genista hispanica 5 Gal. 16sf		HONEYSUCKLE (M) 30 Lonicera sempervirens 1 Gal. 200sf Unstaked—Groundcover
	MAIDENGRASS (M) 24 Miscanthus sinensis 5 Gal. 16sf		GAURA (M) 31 Gaura lindheimeri 1 Gal. 16sf		CHAMISA (L) 21 Chrysothamnus nauseosus 1 Gal. 25sf
	INDIAN HAWTHORN (M) 13 Raphiolepis indica 5 Gal.		PURPLE SILVER GRASS (M) 46 Miscanthus sinensis 'pupurascans' 1 Gal.		WILDFLOWER 66 1 Gal. 4sf
	APACHE PLUME (L) 27 Fallugia paradoxa 5 Gal. 25sf		LITTLE BUNNY FOUNTAIN GRASS (M) 16 Pennisetum alopecuroides 'Little Bunny' 1 Gal.		CREeping ROSEMARY (M) 18 Rosmarinus officinalis 'Prostrata' 5 Gal. 36sf Symbol indicates 3 plants
	3/4" GRAY GRAVEL WITH FILTER FABRIC		BLUE MIST SPIREA (M) 32 Caryopteris clandonensis 5 Gal.		OVERSIZED GRAVEL & 3 BOULDERS
	CRIMP STRAW/NATIVE SEED				

**Rio Grande
Credit Union
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.**



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LANDSCAPE PLAN
FOR BUILDING
PERMIT

JES
MAY 20, 2003