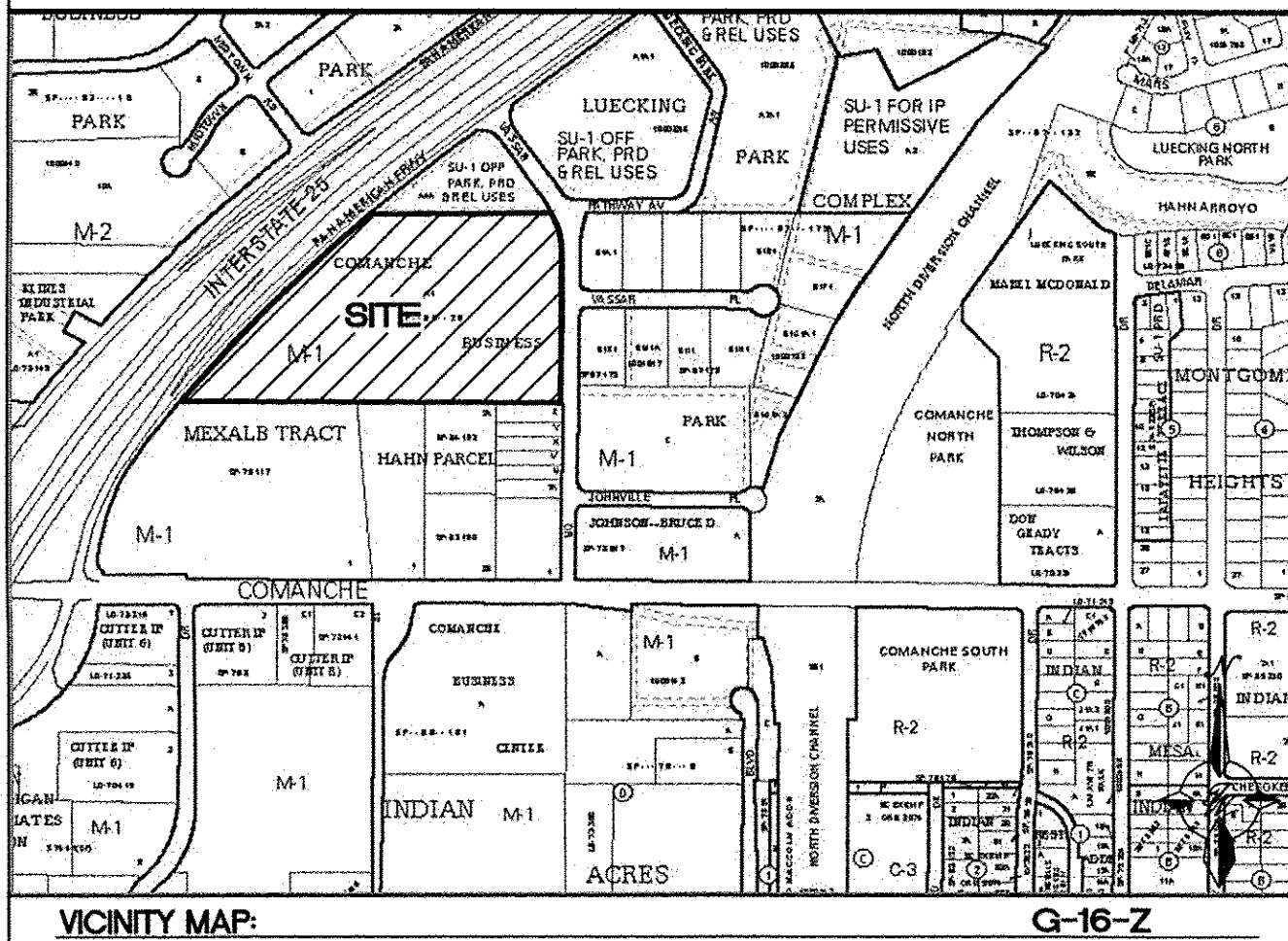


SITE DATA TABLE

LOTS	LOT SIZE	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	SHARED PARKING 7AM-6PM	SHARED PARKING 6PM-12AM	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MAX. BLDG. HEIGHT	STORY	PATIO AREA	MAX FAR	
1	6.36 Ac	93,686	OFFICE & TRAINING ASSEMBLY	M-1 (SC)	180	113	90%	162	5%	9	2	2	9	10	5	6	50'	2	1,200 SF	.35	
2	4.42 Ac	76,000	RETAIL/OFFICE(FUTURE)	M-1 (SC)	138	87	0%	0	100%	138	8	8	2	2	15	10	6	50'	2	800 SF	.35
3	2.60 Ac	57,072	RETAIL/OFFICE(FUTURE)	M-1 (SC)	221	180	100%	221	50%	111	8	8	2	2	11	10	5	65'	3	400 SF	.35
4	2.24 Ac	19,435	RESTAURANT(S)(FUTURE)	M-1 (SC)	235	224	70%	165	100%	235	8	8	2	2	8	10	5	36'	1	400 SF	.35
TOTAL	15.63 Ac	245,193			1091	881	865	651		32	32	8	8	43	45	21			2,800 SF		



**PROJECT NUMBER: 1006865**  
**APPLICATION NUMBER: 14-DRB-70148**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [redacted] and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) 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.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

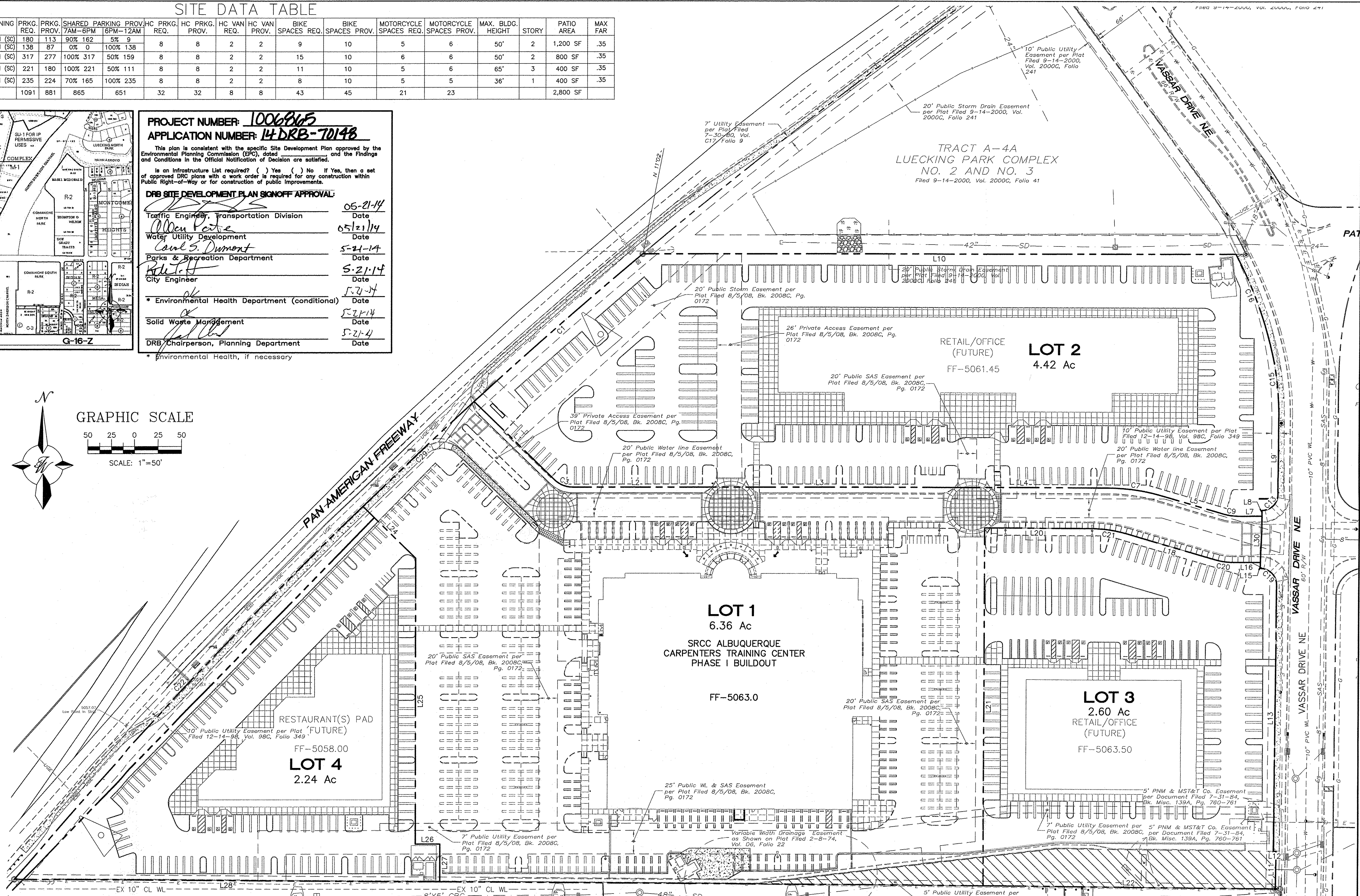
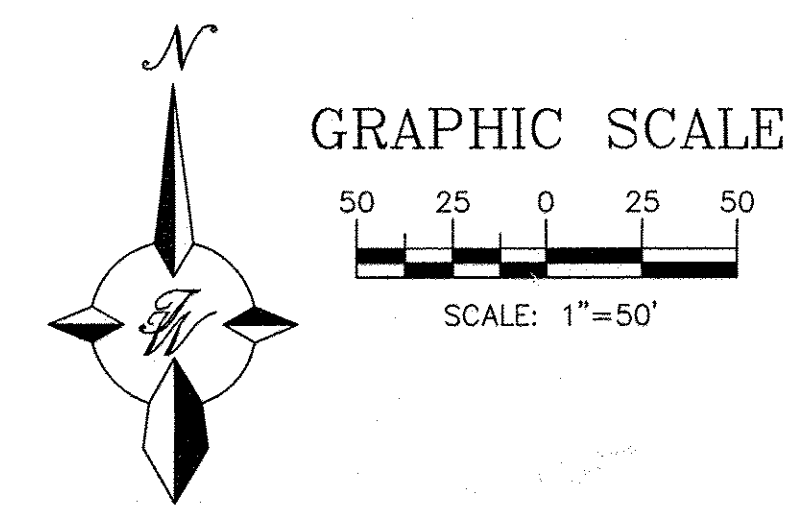
Traffic Engineer, Transportation Division	<i>[Signature]</i>	06-21-14
		Date
Water Utility Development	<i>[Signature]</i>	05/21/14
		Date
Parks & Recreation Department	<i>[Signature]</i>	5-21-14
		Date
City Engineer	<i>[Signature]</i>	5-21-14
		Date
Environmental Health Department (conditional)	<i>[Signature]</i>	5-21-14
		Date
Solid Waste Management	<i>[Signature]</i>	5-21-14
		Date
DRB Chairperson, Planning Department	<i>[Signature]</i>	5-21-14
		Date

\* Environmental Health, if necessary

**VICINITY MAP: G-16-Z**

Curve #	Length	Radius	Delta
C22	541.863	5607.000	5.5371
C16	92.189	432.989	12.1990
C15	94.112	314.399	17.1508
C13	26.813	17.330	88.6486
C9	15.150	53.500	16.2249
C7	58.477	206.503	16.2249
C3	21.842	28.499	43.9127
C1	237.139	5607.000	2.4232
C21	40.635	143.494	16.2253
C20	18.831	66.497	16.2249
C19	27.505	17.240	91.4099
C29	161.438	5607.000	1.6497

Line #	Length	Direction
L28	452.378	N89° 38' 15.41"W
L27	39.949	S0° 02' 14.15"E
L26	25.956	N89° 59' 19.91"E
L25	303.000	S0° 00' 00.00"E
L24	78.626	S45° 26' 41.79"E
L10	628.047	S89° 54' 54.00"W
L9	75.047	N0° 28' 13.63"E
L8	6.139	N1° 12' 15.81"E
L7	25.530	N89° 56' 43.83"E
L5	68.235	S73° 47' 10.35"E
L4	176.483	N89° 59' 00.76"E
L3	256.983	N89° 59' 19.07"E
L2	133.060	S89° 57' 01.34"E
L1	118.302	S45° 59' 30.23"E
L22	310.536	S89° 38' 15.41"E
L21	379.193	S0° 00' 40.03"E
L20	111.712	S89° 59' 19.91"W
L18	96.832	N73° 47' 10.35"W
L16	29.672	N89° 55' 22.87"W
L15	6.218	N1° 12' 15.81"E
L13	282.138	N0° 27' 32.87"E
L12	2.760	N89° 38' 15.41"W
L11	40.000	N0° 27' 33.00"E
L30	49.089	N1° 12' 15.81"E



- NOTES:**
- CROSS LOT PARKING AND DRAINAGE EASEMENTS WILL BE INCLUDED ON PLAT.
  - CROSS LOT PEDESTRIAN AND VEHICLE ACCESS EASEMENTS WILL BE INCLUDED ON PLAT.

- LEGEND**
- ===== EXISTING CURB & GUTTER
  - PROPOSED ROW/BOUNDARY LINE
  - EXISTING BOUNDARY LINE
  - EASEMENT
  - ===== EXISTING SIDEWALK
  - FUTURE CURB & GUTTER

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
  - C2. SITE NOTES
  - C3. GRADING AND DRAINAGE PLAN
  - C4. MASTER UTILITY PLAN
  - L1. LANDSCAPE PLAN
  - L2. LANDSCAPE PLAN
  - L3. LANDSCAPE PLAN
  - L4. LANDSCAPE PLAN

	<b>ENGINEER'S SEAL</b> RONALD R. BOHANNON P.E. #7868	<b>CARPENTERS CENTER</b> 3900 PAN AMERICAN FREEWAY ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY B/JF DATE 05/07/14 SHEET # <b>C1</b> JOB # 2014029
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2014029_SPSE

**PROPOSED DESIGN GUIDELINES:**

THE PAD SITES FOR THIS DEVELOPMENT WILL BE DEVELOPED SEPARATELY FROM THE INITIAL BUILDING THAT IS DESCRIBED HEREIN. TO PROVIDE CONSISTENCY IN QUALITY ACROSS THE ENTIRE SITE, THE FOLLOWING DESIGN STANDARDS SHALL BE APPLIED TO THE FUTURE DEVELOPMENT OF THE PAD SITES. THESE STANDARDS SHALL BE ENFORCEABLE BY THE DEVELOPMENT REVIEW BOARD. THE CREATION OF A QUALITY ARCHITECTURAL ENVIRONMENT IS A PRIMARY GOAL OF THESE DESIGN STANDARDS.

1. PAD DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS STATED IN THE CITY OF ALBUQUERQUE ZONING CODE.
2. BUILDING MATERIALS AND COLORS SHALL BE THE SAME AS, OR COMPLIMENTARY TO THOSE USED ON THE INITIAL BUILDING, WITH SIMILAR DETAILING OF WALL SURFACES, PILASTERS, AWNINGS, AND FENESTRATION. ALTERNATIVE MATERIALS OF SIMILAR QUALITY MAY BE CONSIDERED BY THE DRB, BUT APPROVAL IS AT THEIR DISCRETION.
3. ACCENT COLORS FOR TRIM MAY BE BASED ON THOSE USED ON THE INITIAL BUILDING, BUT MAY ALSO BE BASED ON THE CORPORATE BRANDING COLORS OF THE PAD OCCUPANTS.
4. BUILDINGS SHALL HAVE EQUAL ARCHITECTURAL EMPHASIS ON ALL SIDES, INCLUDING SERVICE AREAS, UNLESS SCREENED WITH WALLS HAVING THE SAME DESIGN ELEMENTS AS THE BUILDINGS.
5. SERVICE AREAS SHALL BE SCREENED WITH WALLS HAVING THE SAME DESIGN ELEMENTS AND MATERIALS AS THE BUILDINGS. ALL REFUSE CONTAINERS SHALL BE SCREENED WITHIN A MINIMUM OF A SIX FOOT TALL ENCLOSURE THAT IS LARGE ENOUGH TO CONTAIN ALL REFUSE GENERATED BETWEEN COLLECTIONS AND IS COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE.
6. ENTRANCE AREAS SHALL BE SHADED BY AWNINGS OR PORTALS TO PROVIDE SHELTER FOR PATRONS ENTERING THE BUILDINGS.
7. RESTAURANTS SHALL PROVIDE PLAZAS OR OUTDOOR DINING AREAS WITH A MINIMUM DIMENSION OF 15' AND A MINIMUM AREA OF 300 SQUARE FEET. THESE AREAS SHALL BE SHADED BY BUILDINGS ELEMENTS OR SHADE TREES, AND SHALL HAVE SEATING IN THE FORM OF BENCHES OR OUTDOOR DINING FURNITURE.
8. CONSISTENCY IN LIGHTING DESIGN IS A PRIMARY GOAL OF THESE DESIGN STANDARDS. IN ORDER TO ENHANCE SECURITY AND VISUAL AESTHETICS, CAREFUL CONSIDERATION OF SITE LIGHTING DESIGN IS REQUIRED TO MAXIMIZE PUBLIC SAFETY WHILE MINIMIZING GLARE BOTH ON SITE AND ON ADJACENT PROPERTIES. LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9, AREA LIGHTING REGULATIONS, AND THE STATE STATUTE ON DARK SKIES. PARKING AREA LIGHTING SHALL BE PROVIDED WITH FIXTURES OF A SIMILAR DESIGN, COLOR AND HEIGHT FOR ALL TRACTS WITHIN THE DEVELOPMENT. AREA LIGHT FIXTURES SHALL BE FULL CUT-OFF DESIGN WITH NO VISIBLE LIGHT SOURCE ABOVE A HORIZONTAL LINE PROJECTED FROM THE BOTTOM OF THE FIXTURE HOUSING. LIGHT POLES SHALL BE A MAXIMUM HEIGHT OF 25' ON A 3' CONCRETE BASE. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
9. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY AND COMPLIMENT THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL SIGNS SHALL COMPLY WITH SECTION 14-16-3-5 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE ZONING CODE. BUILDING MOUNTED SIGNS SHALL NOT EXCEED SIX PERCENT OF THE FACADE AREA ON WHICH THEY ARE MOUNTED. ALL SIGN AREA FOR A FREESTANDING OR PROJECTING SIGN SHALL NOT EXCEED 100 SQUARE FEET. THE HEIGHT OF A FREESTANDING SIGN SHALL NOT EXCEED 26 FEET. THE COLOR & STYLE OF FREESTANDING SIGNAGE SHALL BE COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE. MONUMENT & PYLON SIGNS SHALL BE PLACED AT THE BACK OF THE PUBLIC RIGHT-OF-WAY LINE. NO SIGN SHOULD OVERHANG IN THE PUBLIC RIGHT-OF-WAY. THE USE OF NEON IN SIGNS & AS ARCHITECTURAL DECORATION ON THE BUILDINGS IS ENCOURAGED.

10. VEHICULAR/PEDESTRIAN CONFLICTS WILL BE MINIMIZED WITHIN THE SITE BY PROVIDING AN ORGANIZED AND INTERCONNECTED SYSTEM OF INTERNAL ROADWAYS AND PEDESTRIAN CONNECTIONS. A DIFFERENCE IN PAVING MATERIAL, COLOR, OR PATTERN SHALL BE PROVIDED AT CROSSWALKS TO BRING ATTENTION VISUALLY FOR SAFE PEDESTRIAN CROSSING.

11. SAFE AND CONVENIENT PEDESTRIAN, BICYCLE AND TRANSIT ACCESS TO THE MAIN ENTRANCE OF THE BUSINESSES FROM THE SURROUNDING STREETS AND NEIGHBORHOODS WILL BE PROVIDED. PEDESTRIAN LINKS BETWEEN PARKING AREAS AND BUILDINGS SHALL BE CLEARLY VISIBLE AND HIGHLIGHTED WITH ENHANCED PAVING. A SIX FOOT SIDEWALK SHALL BE PROVIDED ALONG VASSAR DRIVE.

12. PATIO AREAS SHALL BE PROVIDED AT ALL BUILDINGS ON THE SITE. THEY SHALL BE CONNECTED TO THE PEDESTRIAN CIRCULATION SYSTEM. THERE MAY BE INTERNAL PATIO AREAS NOT DIRECTLY CONNECTED TO PEDESTRIAN WAYS AT RESTAURANTS. MINIMUM SIZE TO BE 400 SQUARE FEET WITH 25% OF THE AREA COVERED.

13. BIKE PARKING SPACES SHALL BE PROVIDED AT A RATE OF ONE BIKE SPACE PER 20 PARKING SPACES AS CONSISTENT WITH THE CITY ZONING CODE. FOR MAJOR EMPLOYERS (GREATER THAN 50 EMPLOYEES), SECURE, LONG-TERM BIKE PARKING SHALL BE PROVIDED FOR EMPLOYEES AND SHALL BE IN A WELL LIT VISIBLE LOCATION.

13. WHERE WALLS ARE PROVIDED, THEY SHALL BE CONSISTENT WITH THE ADOPTED CITY OF ALBUQUERQUE'S WALL DESIGN STANDARDS. WALLS TO BE PAINTED SPLIT FACE CONCRETE BLOCK. ALL PERIMETER WALLS FACING THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN OPENING IN ORDER TO ALLOW PEDESTRIAN ACCESS TO THE SITE.

**NOTES:**

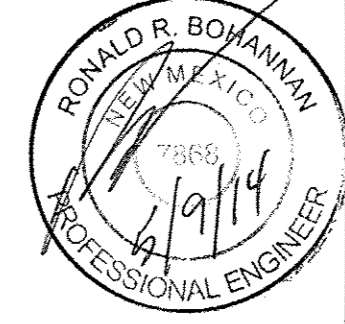
1. COMMON PARKING, STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
5. LIGHT POLES SHALL BE A MAXIMUM OF 28' (25' POLE ON A 3' CONCRETE BASE), WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE. LIGHT POLE LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LOCATIONS SHALL BE BASED ON A PHOTOMETRIC ILLUMINATION STUDY AND SUBMITTED DURING PLAN CHECK FOR FINAL APPROVAL.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK. IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE, A 5 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

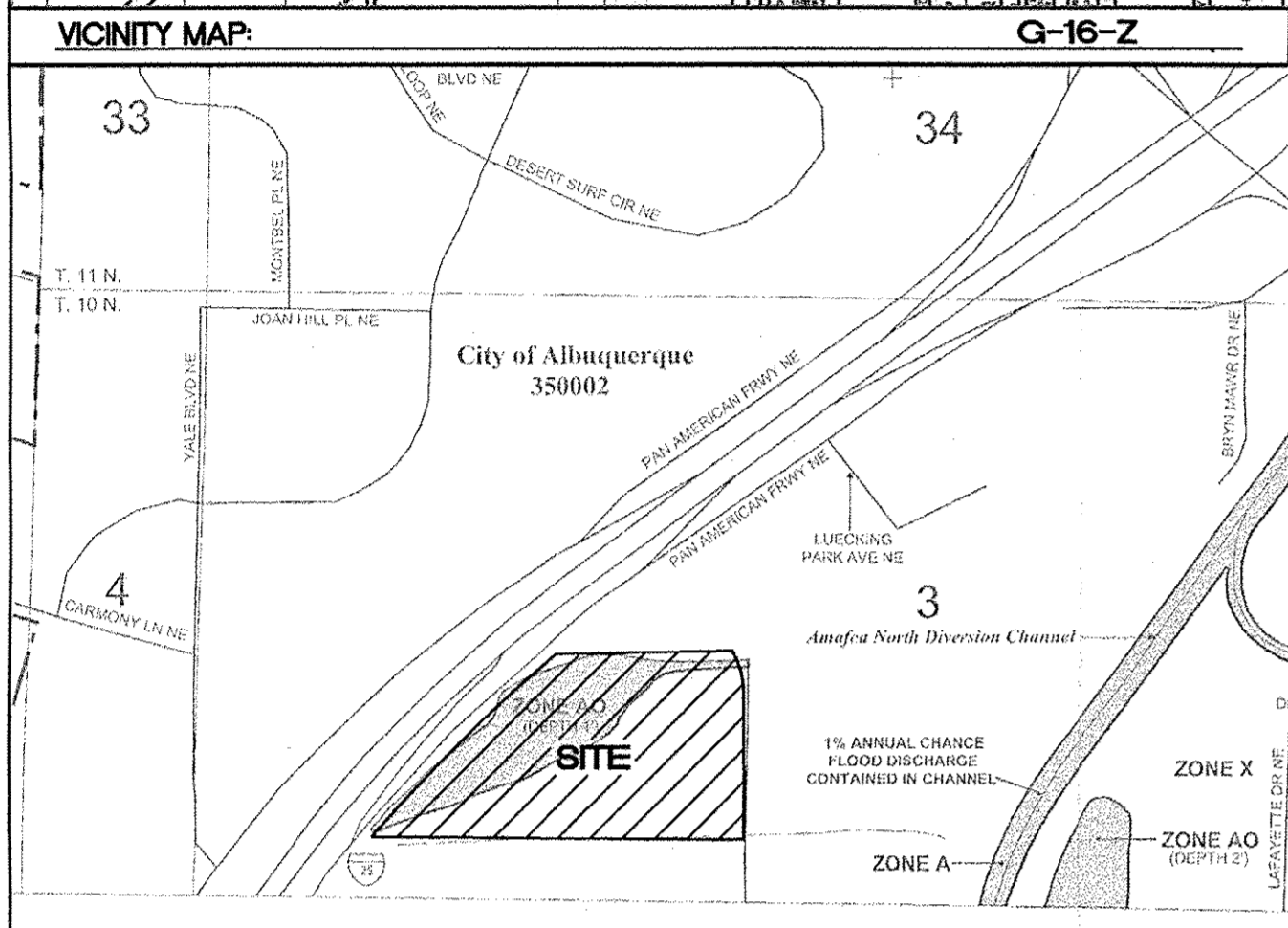
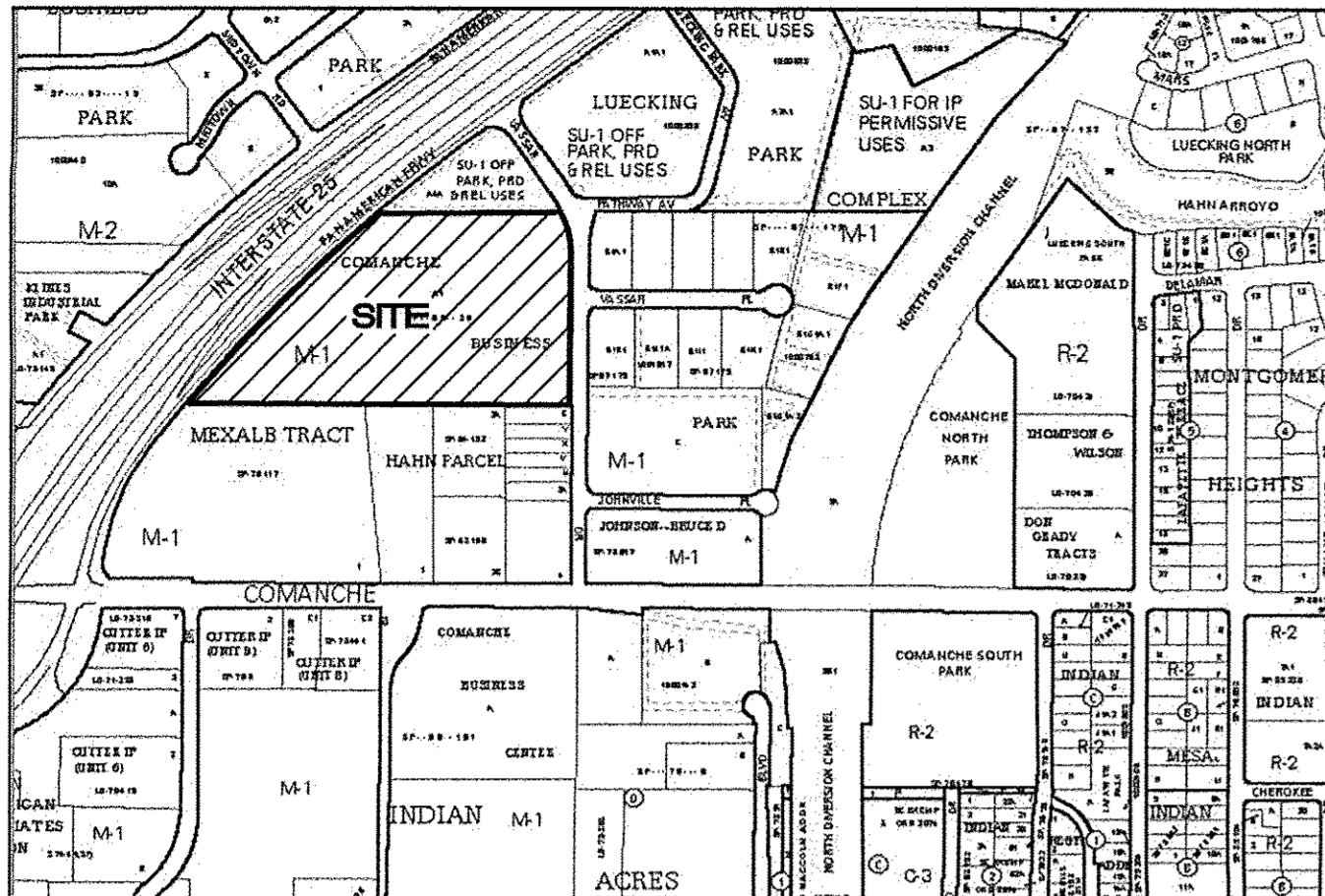
8. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED BY THE M-1 (SC) CITY ZONING CODE.

9. THE HEIGHTS OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE, EXCEPT NO STRUCTURE SHALL EXCEED 65' IN HEIGHT.

10. SITE PLAN FOR BUILDING PERMIT FOR FUTURE BUILDINGS TO BE DELEGATED DOWN TO DRB.

**PROJECT NOTES**

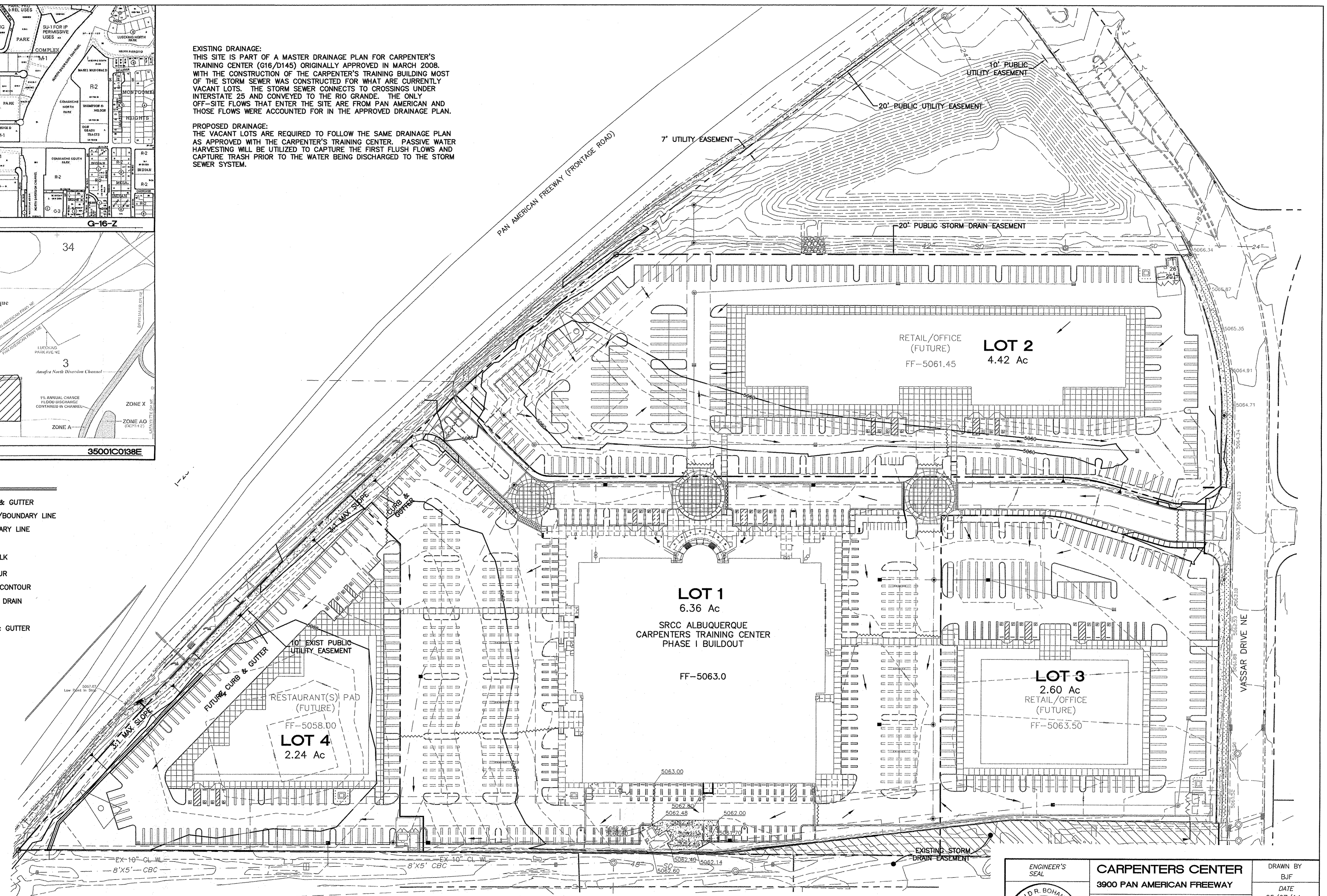
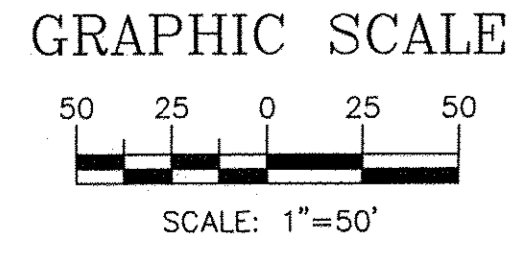
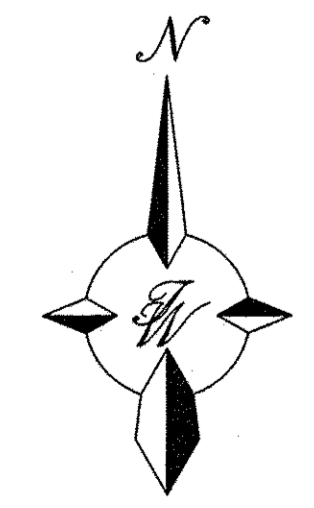
 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL <b>CARPENTERS CENTER</b> 3900 PAN AMERICAN FREEWAY	DRAWN BY BJJ
	<b>SITE PLAN FOR SUBDIVISION NOTES</b>	DATE 05/07/14
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2014029_SPSE
		SHEET # <b>C2</b>
		JOB # 2014029



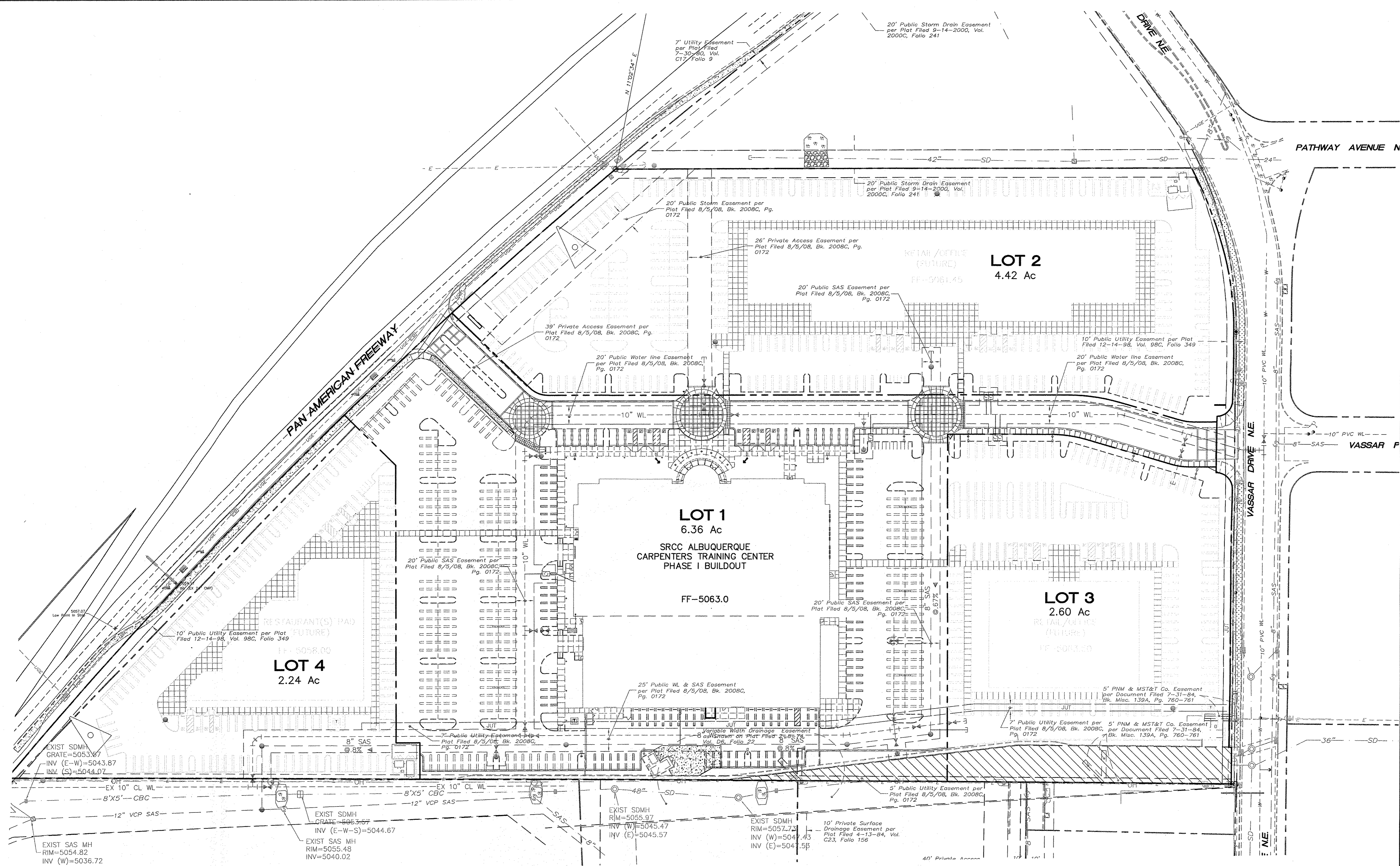
**EXISTING DRAINAGE:**  
 THIS SITE IS PART OF A MASTER DRAINAGE PLAN FOR CARPENTER'S TRAINING CENTER (G16/D145) ORIGINALLY APPROVED IN MARCH 2008. WITH THE CONSTRUCTION OF THE CARPENTER'S TRAINING BUILDING MOST OF THE STORM SEWER WAS CONSTRUCTED FOR WHAT ARE CURRENTLY VACANT LOTS. THE STORM SEWER CONNECTS TO CROSSINGS UNDER INTERSTATE 25 AND CONVEYED TO THE RIO GRANDE. THE ONLY OFF-SITE FLOWS THAT ENTER THE SITE ARE FROM PAN AMERICAN AND THOSE FLOWS WERE ACCOUNTED FOR IN THE APPROVED DRAINAGE PLAN.

**PROPOSED DRAINAGE:**  
 THE VACANT LOTS ARE REQUIRED TO FOLLOW THE SAME DRAINAGE PLAN AS APPROVED WITH THE CARPENTER'S TRAINING CENTER. PASSIVE WATER HARVESTING WILL BE UTILIZED TO CAPTURE THE FIRST FLUSH FLOWS AND CAPTURE TRASH PRIOR TO THE WATER BEING DISCHARGED TO THE STORM SEWER SYSTEM.

- LEGEND**
- EXISTING CURB & GUTTER
  - - - - PROPOSED ROW/BOUNDARY LINE
  - - - - EXISTING BOUNDARY LINE
  - - - - EASEMENT
  - EXISTING SIDEWALK
  - 5011 EXISTING CONTOUR
  - 5010 EXISTING INDEX CONTOUR
  - EXISTING STORM DRAIN
  - FLOW ARROW
  - FUTURE CURB & GUTTER

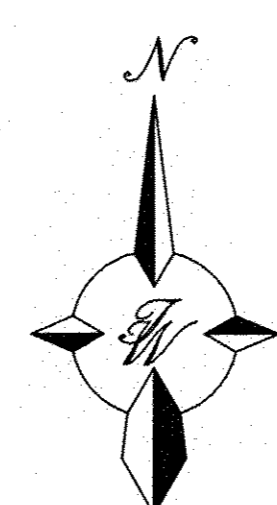
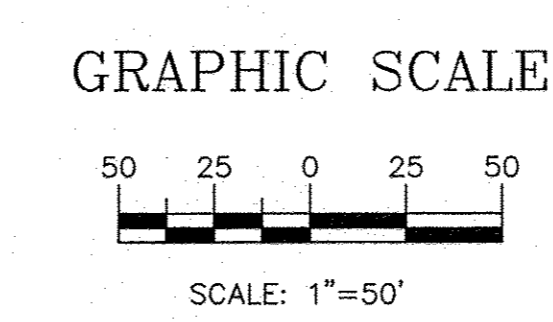


ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>CARPENTERS CENTER</b> 3900 PAN AMERICAN FREEWAY <b>PRELIMINARY GRADING AND DRAINAGE PLAN</b>	DRAWN BY BJF DATE 05/07/14
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2014029-GRB SHEET # <b>C3</b> JOB # 2014029



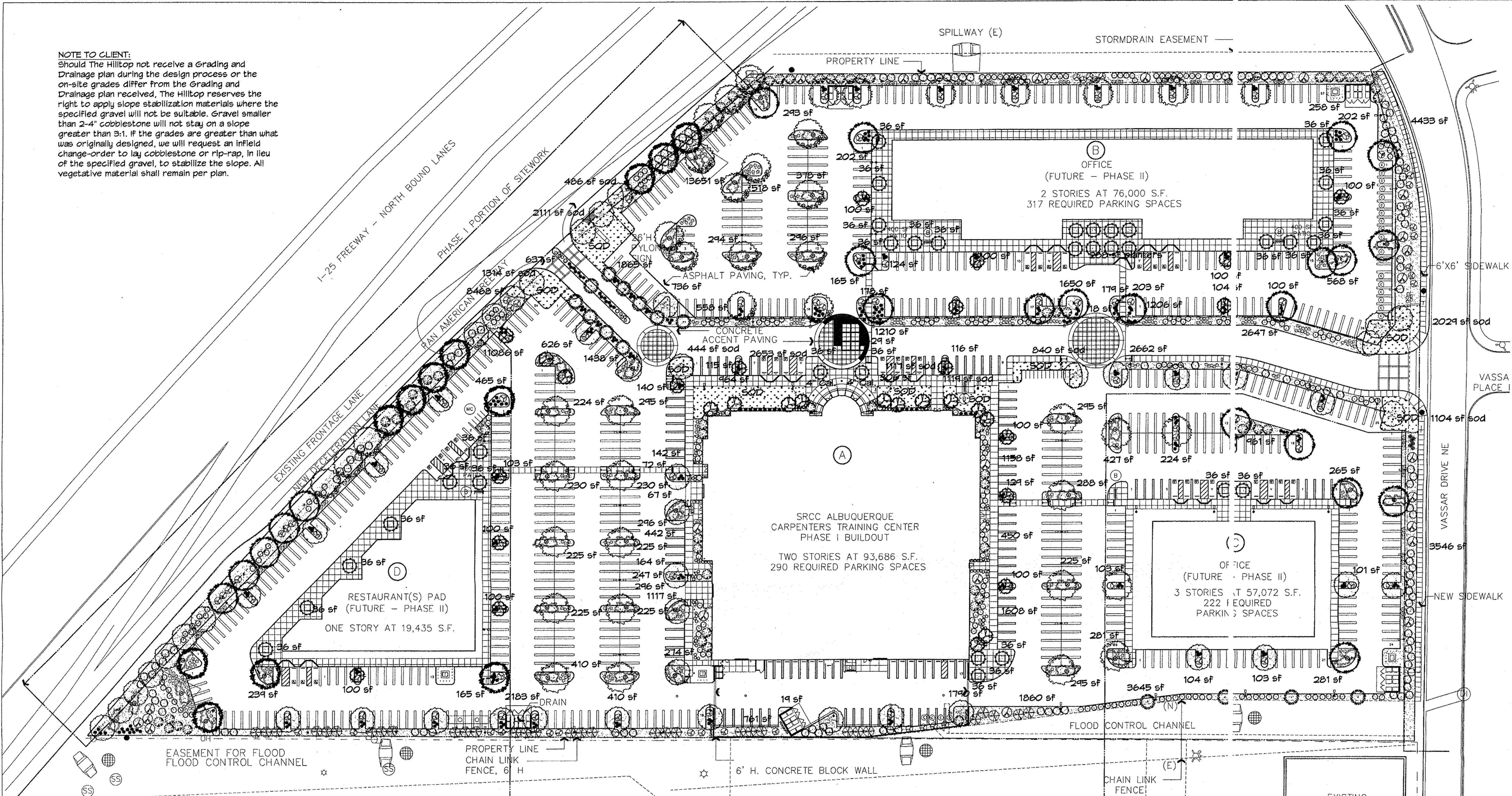
**LEGEND**

<p>EXISTING CURB &amp; GUTTER</p> <p>FUTURE CURB &amp; GUTTER</p> <p>BOUNDARY LINE</p> <p>EXISTING BOUNDARY LINE</p> <p>EASEMENT</p>	<p>EXISTING SIDEWALK</p> <p>EXISTING SD MANHOLE</p> <p>EXISTING INLET</p> <p>EXISTING SAS MANHOLE</p> <p>EXISTING FIRE HYDRANT</p> <p>EXISTING WATER METER</p> <p>EXISTING POWER POLE</p> <p>EXISTING GAS VALVE</p>	<p>EXISTING OVERHEAD UTILITIES</p> <p>EXISTING UNDERGROUND UTILITIES</p> <p>EXISTING GAS</p> <p>EXISTING SANITARY SEWER LINE</p> <p>EXISTING WATER LINE</p>	<p>EXISTING STORM SEWER LINE</p>
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<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>PROFESSIONAL ENGINEER</p> <p>REG. # 7868</p>	<p><b>CARPENTERS CENTER</b></p> <p>3900 PAN AMERICAN FREEWAY</p>	<p>DRAWN BY</p> <p>BJF</p>
	<p><b>PRELIMINARY MASTER UTILITY PLAN</b></p>	<p>DATE</p> <p>05/07/14</p>
<p><b>TERRA WEST, LLC</b></p> <p>5571 MIDWAY PARK PLACE NE</p> <p>ALBUQUERQUE, NM 87109</p> <p>(505) 858-3100</p> <p>www.tierawestllc.com</p>	<p>SHEET #</p> <p><b>C4</b></p>	<p>JOB #</p> <p>2014029</p>

**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	683498	square feet
TOTAL BUILDINGS AREA	144229	square feet
NET LOT AREA	539269	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	80890	square feet
TOTAL BED PROVIDED	88645	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	66484	square feet
TOTAL GROUND COVER PROVIDED	67074 (76%)	square feet
TOTAL SOD AREA	13217 (19%)	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	101862 (19%)	square feet

**STREET TREE REQUIREMENTS**

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:  
Name of Street: Pan American Frwy  
Required # 32 Provided # 32

**PARKING LOT TREE REQUIREMENTS**

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:  
1 Shade tree per 10 spaces (minimum 2' cal. # 30' at maturity)  
Required # 86 Provided # 91

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

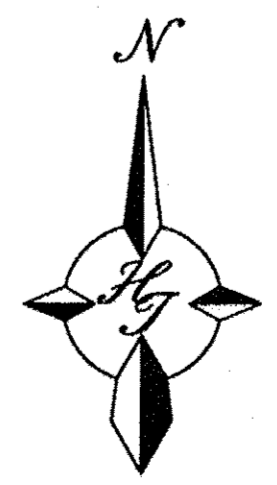
**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.  
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

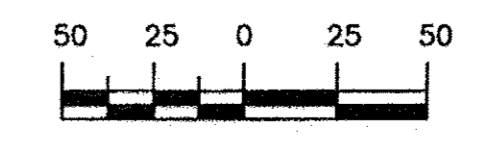
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

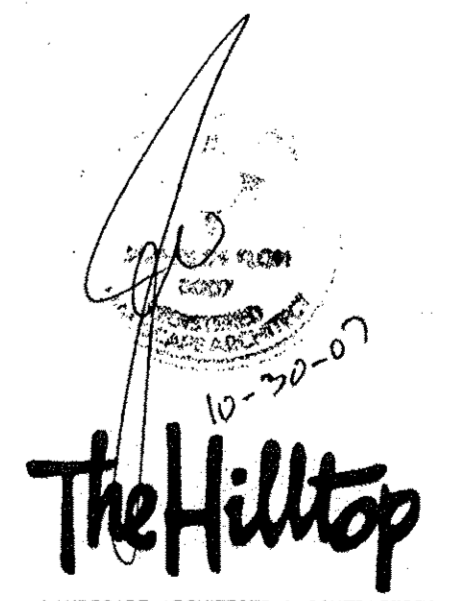
Water and Power source shall be the responsibility of the Developer/Builder.



**GRAPHIC SCALE**



SCALE: 1"=50'



LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
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DRAWN BY RMM

PHASE  
EPC APPROVAL  
SCALE 1"=50'

DATE  
OCTOBER 4, 2007  
JOB NUMBER  
20705.00

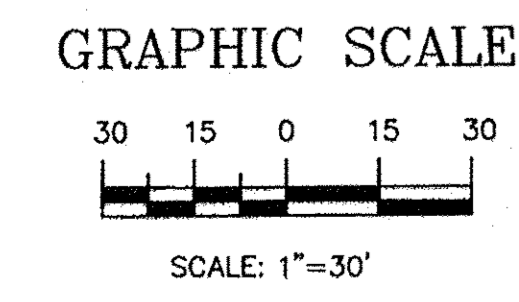
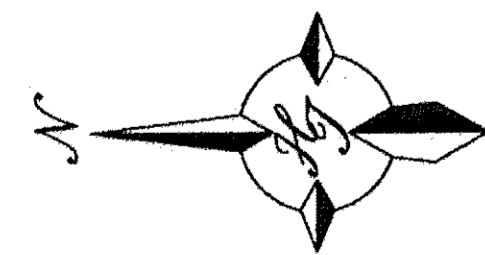
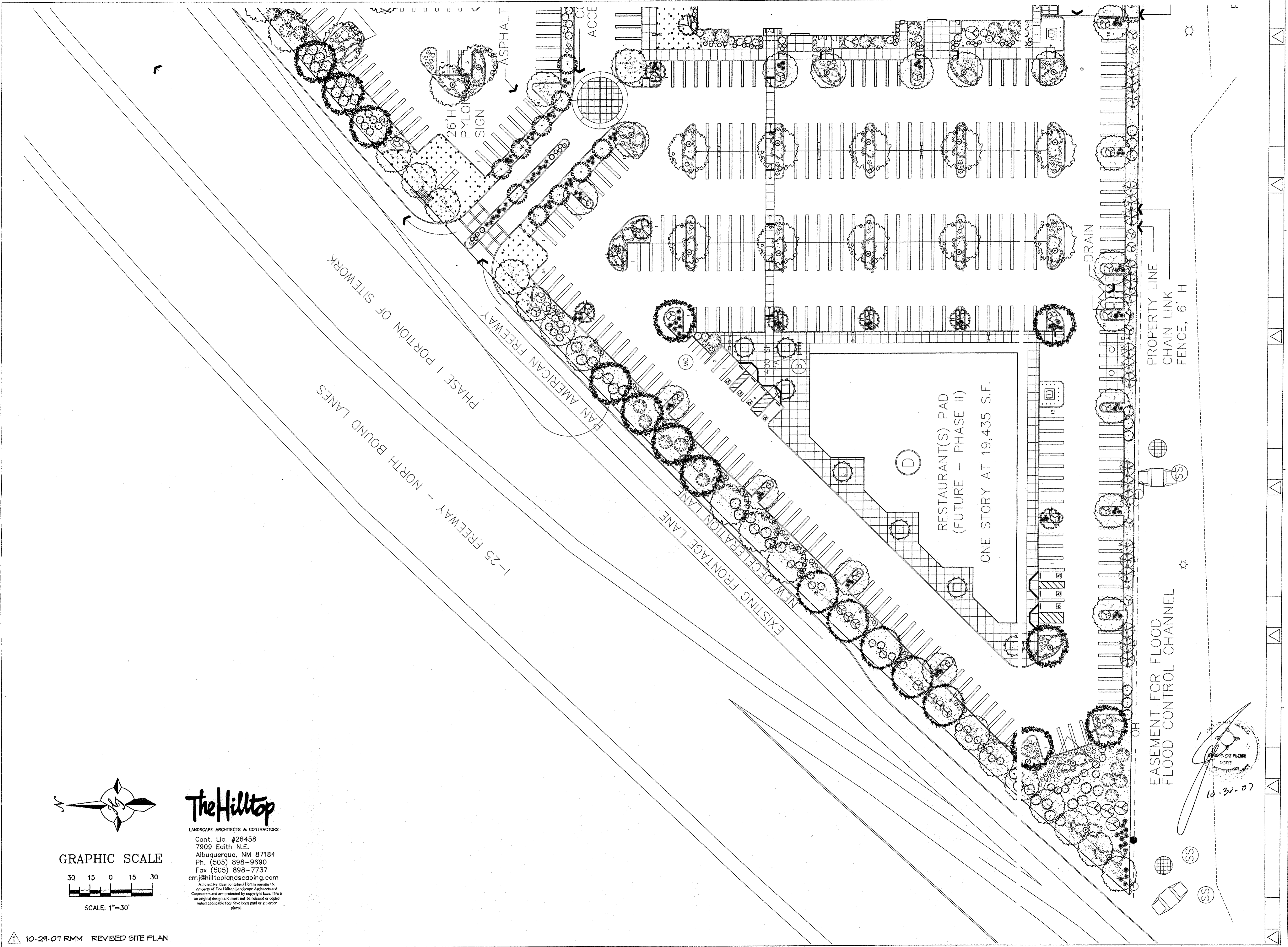
L1 of L4  
Master Landscape Plan

PRINT DATE - 10/02/07

**GIN WONG ASSOCIATES**  
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**The Hilltop**

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10-29-07 RMM REVISED SITE PLAN

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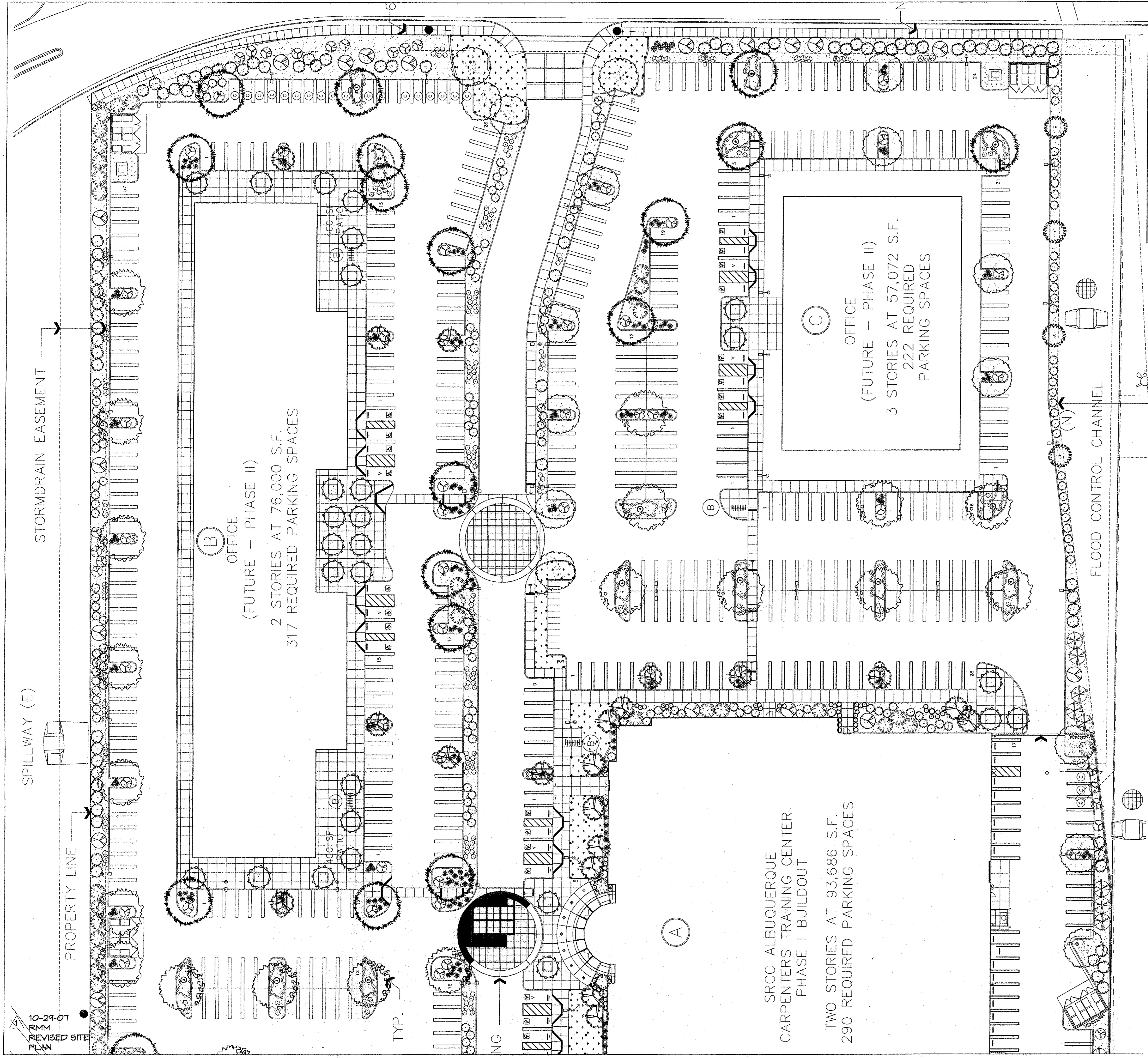
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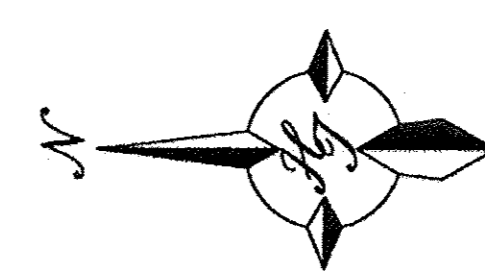
L2 of L4  
 Enlarged Landscape  
 Plan - West

PLAT DATE - 10/02/2007

10-31-07



10-29-07  
RMM  
REVISED SITE  
PLAN



GRAPHIC SCALE  
30 15 0 15 30  
SCALE: 1"=30'

10-29-07  
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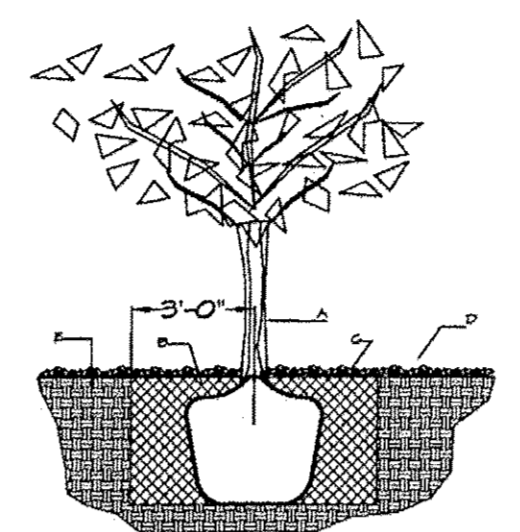
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PHASE:  
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SCALE: 1"=30'  
DATE:  
OCTOBER 4, 2007  
JOB NUMBER:  
20705.00  
L3 of L4  
Enlarged Landscape  
Plan - East  
PLAT DATE - 10/04/2007

**GWA**  
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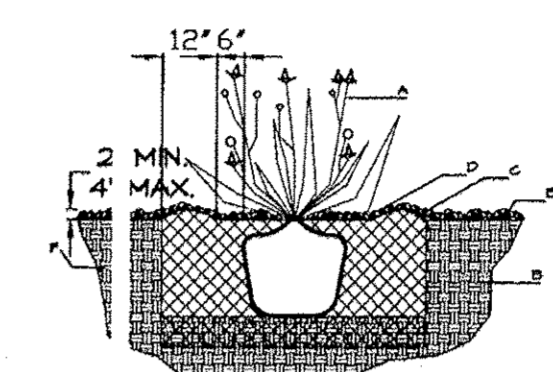
**PLANT LEGEND**

- |   |  |
|---|--|
| <p>CHINESE PISTACHE (M) 25<br/><i>Pistacia chinensis</i><br/>2" Cal., 60" H x 60" W</p> <p>SHUMARD OAK (M) 23<br/><i>Quercus shumardii</i><br/>2" Cal., 60" H x 60" W</p> <p>COMMON HACKBERRY (M) 12<br/><i>Celtis occidentalis</i><br/>2" Cal., 40" H x 40" W</p> <p>PURPLE-LEAF PLUM (M) 31<br/><i>Prunus spp.</i><br/>1 1/2" Cal., 20" H x 20" W</p> <p>* WILLOWLEAF COTONEASTER (M) 68<br/><i>Cotoneaster salicifolius</i><br/>5 Gal. 100sf, 6' H x 10' W</p> <p>* SILVERBERRY (M) 32<br/><i>Elaeagnus pungens</i><br/>5 Gal. 100sf, 10' H x 10' W</p> <p>* PHOTINIA (M+) 132<br/><i>Photinia fraseri</i><br/>5 Gal. 64sf, 8' H x 8' W</p> <p>SNOWBERRY (M) 231<br/><i>Symphoricarpos albus</i><br/>5 Gal. 36sf, 6' H x 6' W</p> <p>REGAL MIST (M) 6<br/><i>Muhlenbergia capillaris</i><br/>5 Gal. 9sf, 3' H x 3' W</p> <p>WESTERN SAND CHERRY (M) 138<br/><i>Prunus besseyi</i><br/>5 Gal. 9sf, 3' H x 3' W</p> <p>* MUGO PINE (M) 5<br/><i>Pinus mugo</i><br/>5 Gal. 9sf, 4' H x 3' W</p> <p>MONCURB 9" WIDE</p> <p>SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH</p> <p>SOD WITH POP UP SPRINKLER</p> | <p>KENTUCKY COFFEE TREE (M) 17<br/><i>Gymnocladus dioica</i><br/>2" Cal., 50" H x 40" W</p> <p>EASTERN REDBUD (M) 50<br/><i>Cercis canadensis</i><br/>2" Cal., 30" H x 30" W</p> <p>* WESTERN RED CEDAR (M) 24<br/><i>Thuja plicata 'Green Giant'</i><br/>15 Gal. 169sf, 30' H x 11' W</p> <p>WASHINGTON HAWTHORN (M+) 14<br/><i>Crataegus phaenopyrum</i><br/>15 Gal. 225sf, 25' H x 25' W</p> <p>AMUR MAPLE (M) (IN PATIOS ONLY) 34<br/><i>Acer ginnala</i><br/>2" Cal. 20" H x 20" W<br/>*** The two in front of Bldg. A are 4" Cal as noted. ***</p> <p>POTENTILLA (M) 159<br/><i>Potentilla fruticosa</i><br/>1 Gal. 4sf, 3' H x 3' W</p> <p>CATMINT (M) 113<br/><i>Nepeta mussini</i><br/>1 Gal. 4sf, 1' H x 2' W</p> <p>BLUE AVENA/OAT GRASS (M) 318<br/><i>Helictotrichon sempervirens</i><br/>1 Gal. 9sf, 2' H x 3' W</p> <p>WILDFLOWER 99<br/>1 Gal. 4sf, size varies</p> <p>* GREYLEAF COTONEASTER (M) 126<br/><i>Cotoneaster buxifolius</i><br/>5 Gal. 81sf, 2' H x 9' W<br/>Symbol indicates 3 plants</p> <p>* HONEYSUCKLE (M) 114<br/><i>Lonicera japonica 'Halliana'</i><br/>1 Gal. 144sf, 3' H x 12' W<br/>Unstaked-Groundcover</p> <p>TRUMPET VINE (M) 3<br/><i>Campsis radicans</i><br/>1 Gal. climbing to 40'</p> <p>* DENOTES EVERGREEN PLANT MATERIAL</p> |
|---|--|



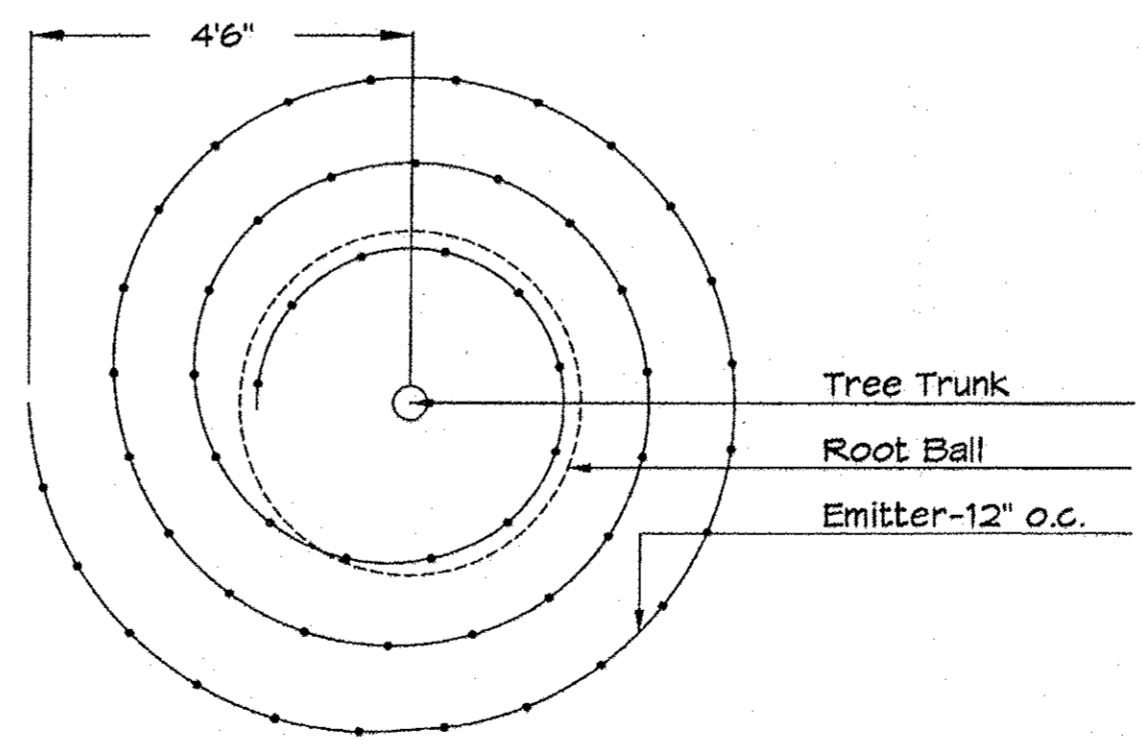
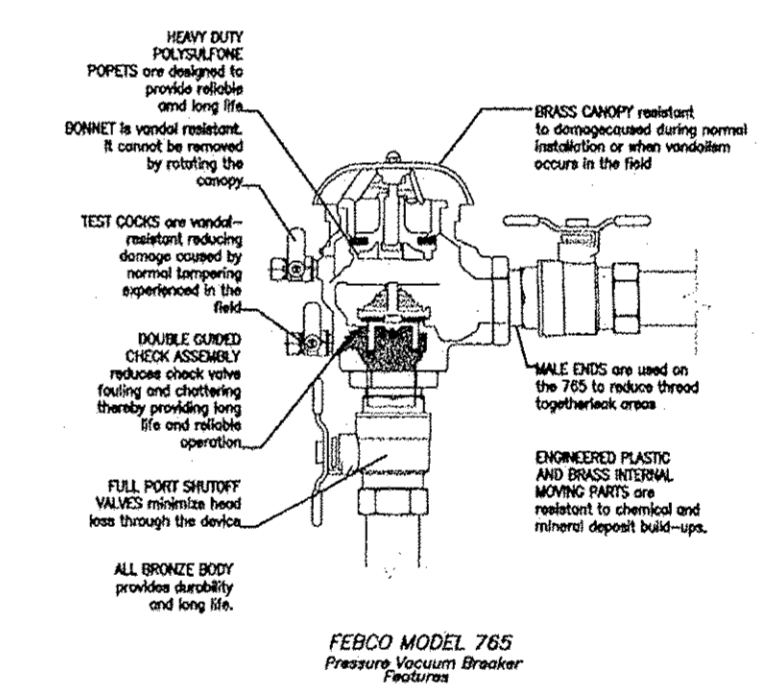
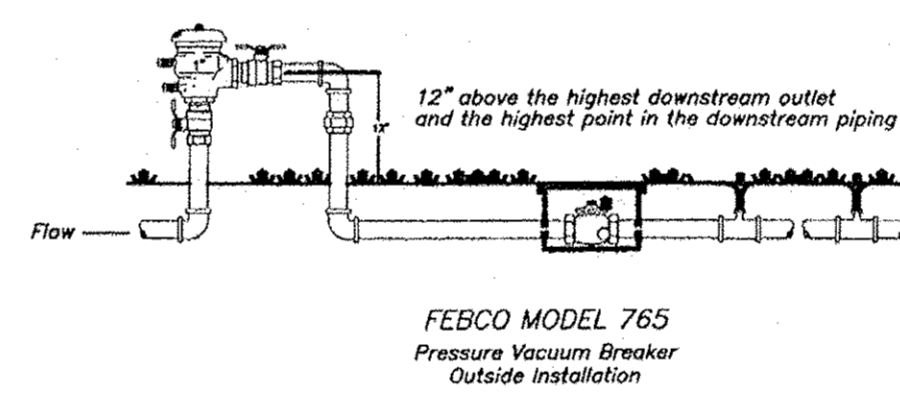
**TREE PLANTING DETAIL**

- GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- A. TREE
  - B. BACKFILL WITH EXISTING SOIL.
  - C. 3" DEPTH OF GRAVEL MULCH.
  - D. UNDISTURBED SOIL.



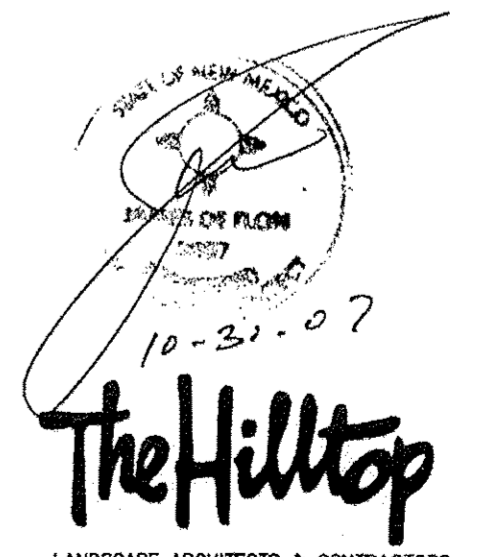
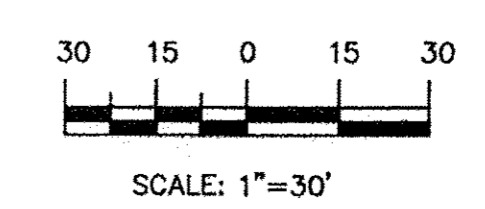
**SHRUB PLANTING DETAIL**

- GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- A. SHRUB
  - B. BACKFILL WITH EXISTING SOIL.
  - C. EARTH BERM AROUND WATER RETENTION BASIN.
  - D. 3" DEPTH OF GRAVEL MULCH.
  - E. FINISH GRADE.
  - F. UNDISTURBED SOIL.



**Netafim Spiral Detail**

**GRAPHIC SCALE**



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L4 of L4  
 Landscape Details and Legend

PLT DATE - 10/04/2007