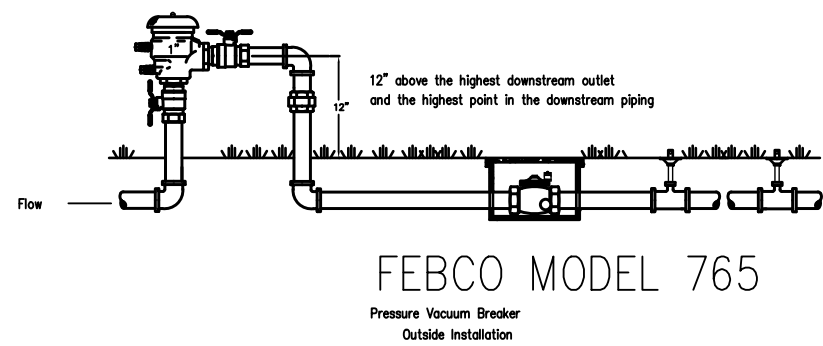
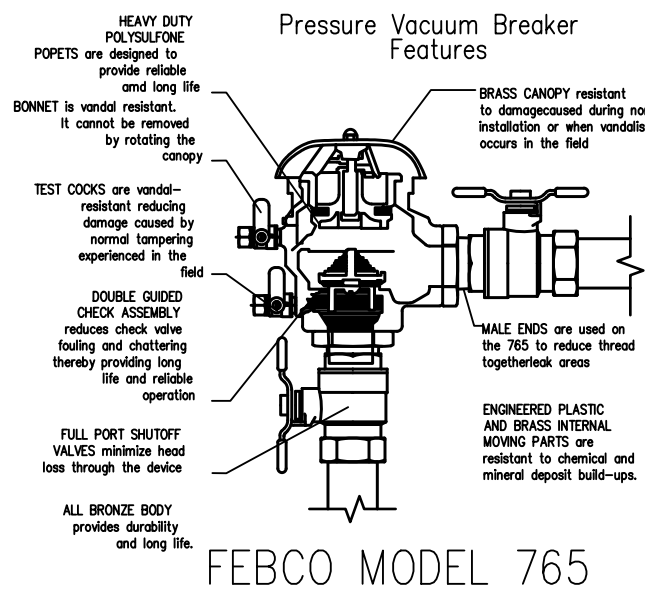
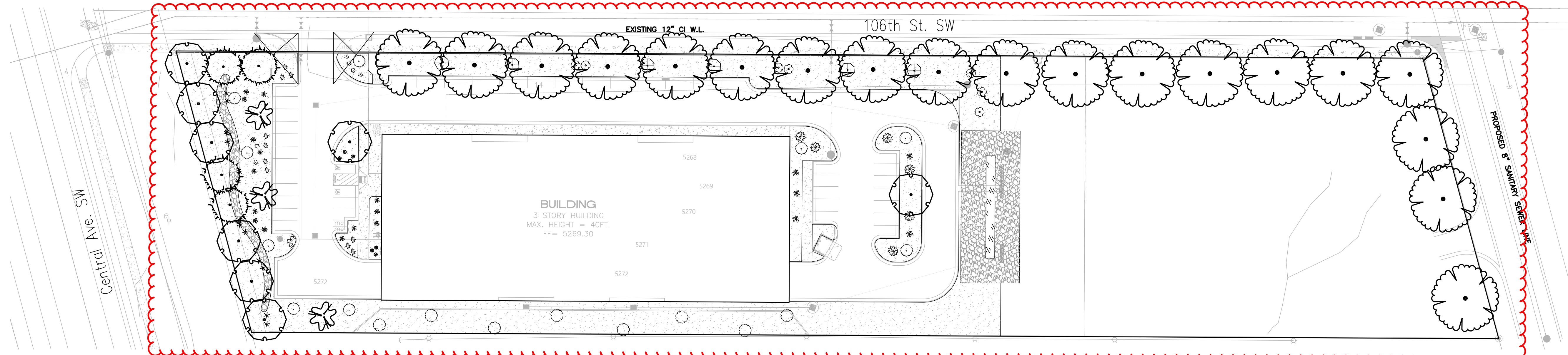
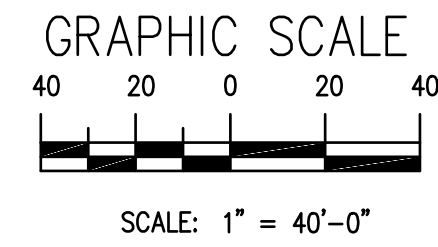


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



LANDSCAPE CALCULATIONS

ZONING
APPLICABLE REGULATION(S)

NR-BP NON RESIDENTIAL BUSINESS PARK
IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

TOTAL LOT AREA (ACRES)	4.19
TOTAL LOT AREA (SF)	182801
BUILDING AREA (SF)	35417
NET LOT AREA (SF)	147,384

GROUND COVER (% - REQ)	25%
GROUND COVER (SF - REQ)	4145
GROUND COVER (SF - PROV.)	4404
PARKING LOT AREA (SF)	7196
REQ. PARKING LANDSCAPE 10% (SF)	720
PROV. PARKING LANDSCAPE (SF)	9875
REQ. PARKING TREES (1/10 SPOTS)	5
PROV. PARKING TREES	8

REQUIRED LANDSCAPE (%)	15%
REQUIRED LANDSCAPE (SF)	22108
LANDSCAPE PROVIDED (SF)	42057

VEGETATIVE COVER (% - REQ)	75%
VEGETATIVE COVER (SF - REQ)	16581
VEGETATIVE COVER (SF - PROV.)	51925

Revised landscape provided (above/beyond required).

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
	4	6'-8" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	875	3500
	3	2+ Trunks w/ 2"+ Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1200
	8	2"+ Cal	Chinese Pistache <i>Pistacia chinensis</i>	40' x 30'	M	900	7200
	19	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	38475
Total Tree Count	34					Total Tree Coverage:	50375

Reduced landscape quantities.

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
	9	1 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	81
	9	1 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	900
	5	1 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	3' x 2'	M	16	80
	10	1 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	160
	6	1 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	54
	6	1 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	49	294
	8	1 Gal	Alder-Leaf Mountain Mahogany <i>Cercocarpus montanus</i>	15' x 15'	L+	225	1800
	6	1 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	600
	3	1 Gal	Sotal <i>Dasyliroa wheeleri</i>	5' x 5'	RW	25	75
	7	1 Gal	Manhattan Euonymus <i>Euonymus klautschowius</i>	6' x 6'	M+	36	252
	12	1 Gal	Red Yucca <i>Hesperaloe parvifolia</i>	3' x 3'	L+	9	108
Total Shrub Count	81					Total Shrub Coverage:	4404

Reduced landscape quantities.

Other Materials

SYMB.	QTY	TYPE
	36255	SF Landscape Gravel A with Filter Fabric ¾" Crushed Grey Gravel
	5322	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
	480	SF Native Seed Area

Reduced landscape quantities.

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY 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.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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 CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 2.5" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE (5) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

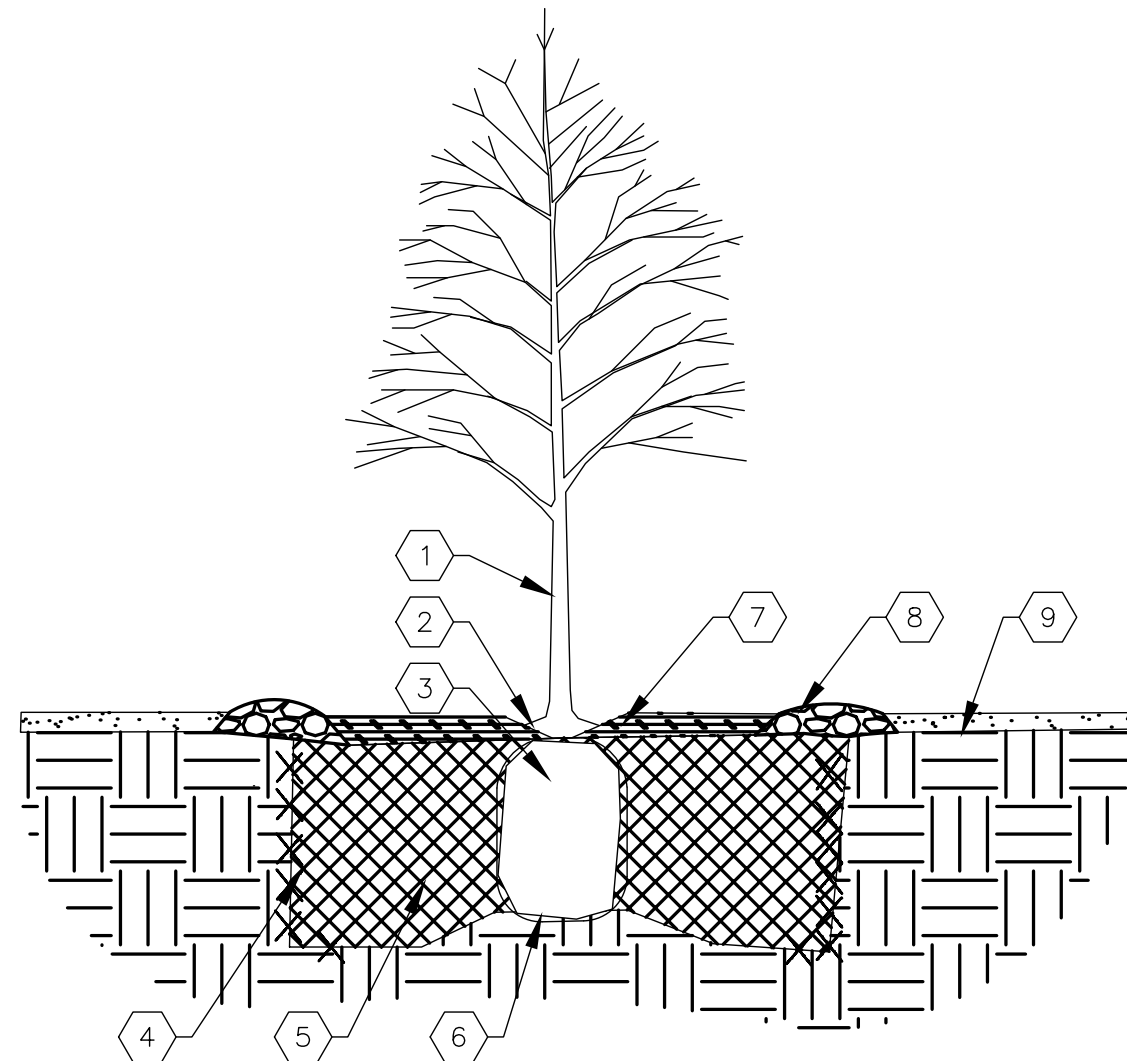
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

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.



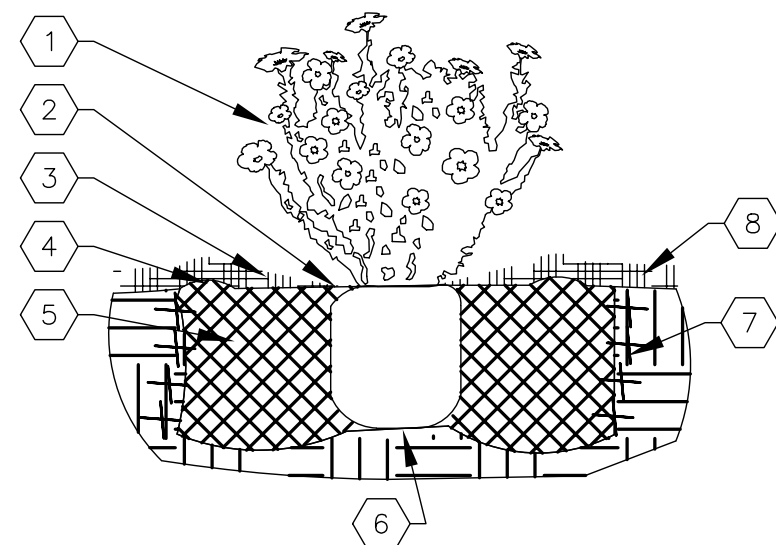
TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

02 TREE PLANTING

NTS

TREE PLANTING DETAIL



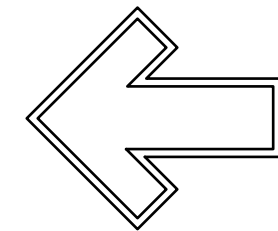
SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
4. 2" HIGH X 8" WIDE BERM.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

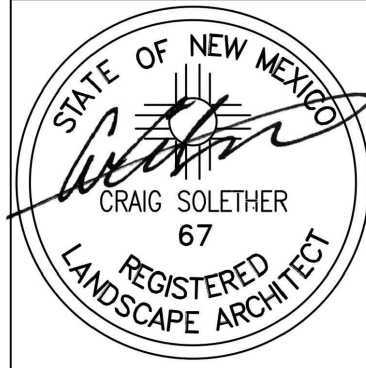
01 SHRUB PLANTING

NTS

SHRUB PLANTING DETAIL



The Hilltop
7909 Edith N.E.
Albuquerque, NM 87113
Cont. Lic. #26458
Ph. (505) 898-9690
Fax (505) 898-7737
julian@hilltoplandscaping.com



July 7, 2023

SAFStor Storage
106th & Central Ave SW
Albuquerque, NM

Landscape Design Development

The design contained herein remain the property of The Hilltop Landscape Architects & Contractors. This is an original design and must not be released or copied unless applicable fees have been paid or a JSA Order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
JH
REVISION

DATE
07/07/2023

SHEET #

LS-101



To whom it may concern,

The following changes were proposed and reasoning behind each:

Tree Additions/Removals

1. Remove **three (3)** Sensation Box Elders.
2. Remove **six (6)** Desert Willows.
3. Remove **four (4)** New Mexico Olives.
4. Add **eight (8)** Honey Locusts.
5. Remove **twenty (20)** Austrian Pines.
6. Remove **twelve (12)** Chinese Pistaches.
7. Remove **one (1)** Chaste Trees.

Tree Additions/Removals

1. Remove **fifty-four (54)** Blue Mist Spireas.
2. Remove **seven (7)** Althea / Rose of Sharons.
3. Remove **ten (10)** Sotols.
4. Remove **fifteen (15)** Red Yuccas.
5. Remove **forty-four (44)** Morning Light Maidengrass'.
6. Remove **thirty (3)** Regal Mists.
7. Remove **sixty-three (58)** Feather Reed Grass'.
8. Remove **forty-nine (49)** Three-Leaf Sumacs.
9. Remove **forty (40)** Pink Double Knock Out Roses.
10. Remove **six (6)** Autumn Cherry Sages.
11. Add **six (6)** Dwarf Butterfly Bushes.
12. Add **eight (8)** Alder-Leaf Mountain Mahoganys.
13. Add **six (6)** Grey-Leaf Cotoneasters.
14. Add **three (3)** Sotols.
15. Add **seven (7)** Manhattan Eunonymus.

Please note the above changes were for a value-engineered landscape plan requested by the customer and that all requirements are still met. The below statistics are dictated on the revised drawings as well:

1. Required Landscape SF: 22,108
2. **Provided Landscape SF: 42,057**
3. Required Vegetative Cover SF: 16,581
4. **Provided Vegetative Cover SF: 51,925**
5. Required Groundcover SF: 4,145
6. **Provided Groundcover SF: 4,404**
7. Required Parking Landscape SF: 720
8. **Provided Parking Landscape SF: 9,875**
9. Required Parking Trees: 5
10. **Provided Parking Trees: 8**

ARCO Design/Build Charlotte

2100 S. Tryon Street, Suite 205, Charlotte, NC 28203
O: 704.856.3056 | arcodb.com

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 6, 2022

Vince Carrica, P.E.
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: SafeStor Self-Storage
Lot 1 Block 3 Town of Atrisco Grant
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 9/22/22
Hydrology File: L08D013**

Dear Mr. Carrica:

Based upon the information provided in your submittal received 9/27/2022, the Grading and Drainage Plan is approved for Grading, Paving, Building Permits, and Work Order.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department