



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Charter Schools Solutions		Phone:
Address: 9555 W Sam Houston Pkwy, Suite 200		Email:
City: Houston	State: TX	Zip: 77099
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: jniski@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to Site Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <small>Parcel E-1-A Land Div Plat Parcels D-1-A & E-1-A Formerly Parcel D-1 & E-1</small>	Block:	Unit:
Subdivision/Addition: Panorama Heights Addn	MRGCD Map No.:	UPC Code: 102205847502241515
Zone Atlas Page(s): K-22-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 4.996

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 13201 Lomas Blvd	Between: Lomas Blvd	and: Tramway
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Pr-2019-003219, SP-88289, SP-95008

Signature:	Date:
Printed Name: Ronald R. Bohannan	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00568	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2019-003219

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - ___ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - ___ Copy of the Official Notice of Decision associated with the prior approval
 - ___ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature:</p>	<p>Date: 06/29/2020</p>
<p>Printed Name: Ronald R. Bohannon</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p>PR-2019-003219</p>	<p>SI-2020-00568</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

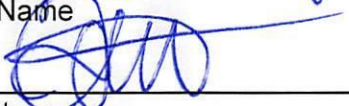
June 29, 2020

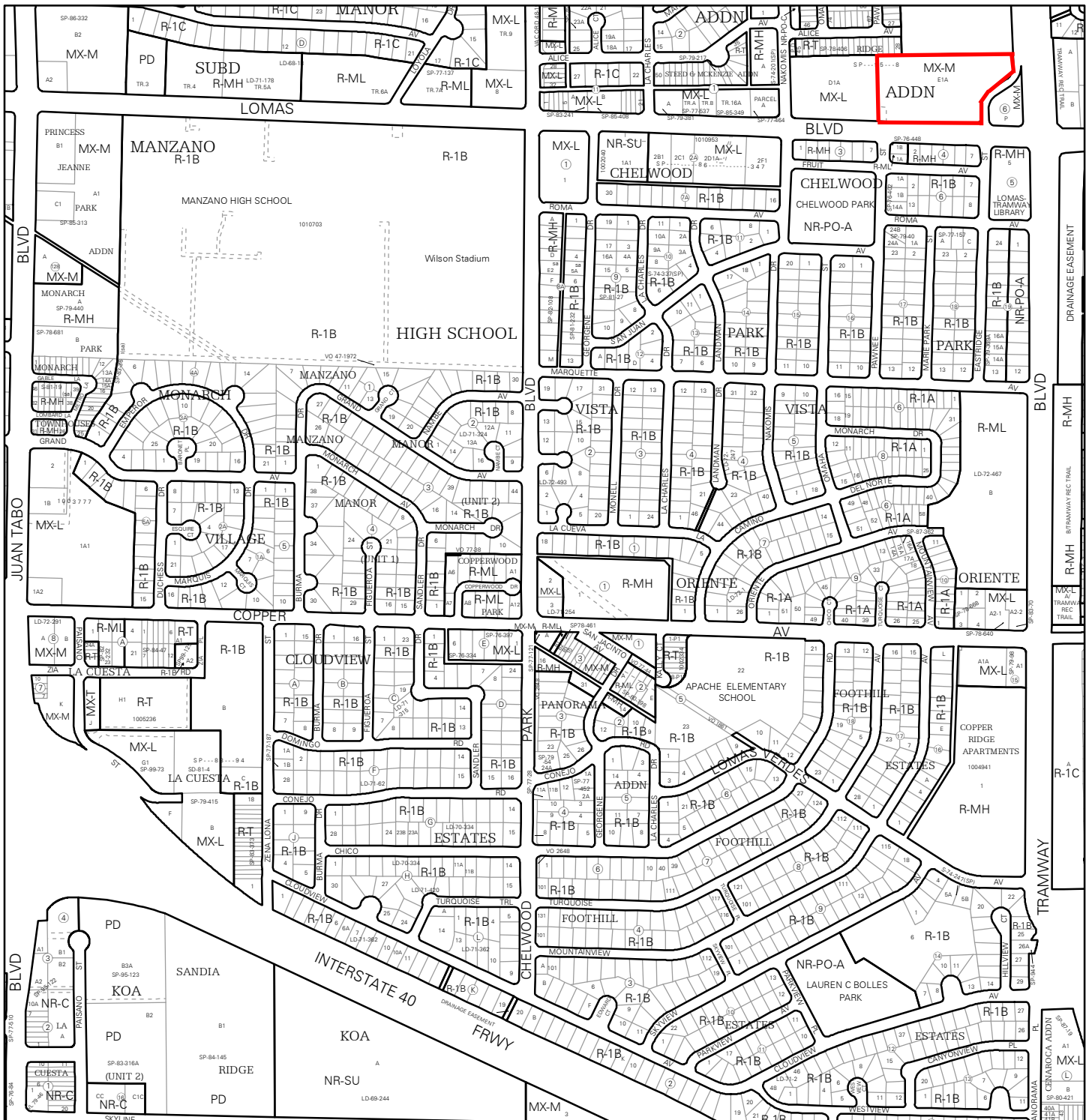
Mr. Russell Brito
City of Albuquerque
Development Planning
600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR DRB SUBMITTALS
ALBUQUERQUESCHOOL OF EXECELENCE
13201 LOMAS BLVD ALBUQUERQUE
TR E-1-A PANORAMA HEIGHT ADDN
ZONE ATLAS PAGE K-22-Z**

Dear: Ms. Wolfley

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Harmony Education Foundation pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Eugene Escribano
Print Name

Signature
CBO
Title
12/27/19
Date



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-22-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



TIERRA WEST, LLC

June 29, 2020

Mr. Russell Brito
City of Albuquerque
Development Planning
600 2nd St NW
Albuquerque, NM 87102

**RE: ALBUQUERQUE SCHOOL OF EXCELLENCE
13201 LOMAS BLVD, ALBUQUERQUE NM
MINOR AMENDMENT TO SITE PLAN
PLAT APPROVAL**

Dear Mr. Brito:

Tierra West, LLC on behalf of Charter Schools Solutions, is submitting a Minor Amendment to Site Plan for the subject property. The subject site is located on the northwest corner of Lomas Blvd and Tramway Blvd. The site's address is 13201 Lomas Blvd, Albuquerque, NM 87112. This site's legal description is "Parcel E-1-A Land DIV Plat Parcels D-1-A & E-1-A Formerly Parcel D-1 & E-1 Panorama Heights".

There is an existing structure on the property that is currently being used as a school. A new 23,181 square foot building is approved to be constructed allowing the school to serve more students. There was not an approved site plan for the original building and thus a Traffic Circulation Layout was previously approved for the new building that included parking lot adjustments.

Each structure is served by separate water meters and electrical transformers. The parcels have a reciprocal easement for pedestrian and vehicular access, parking and drainage.

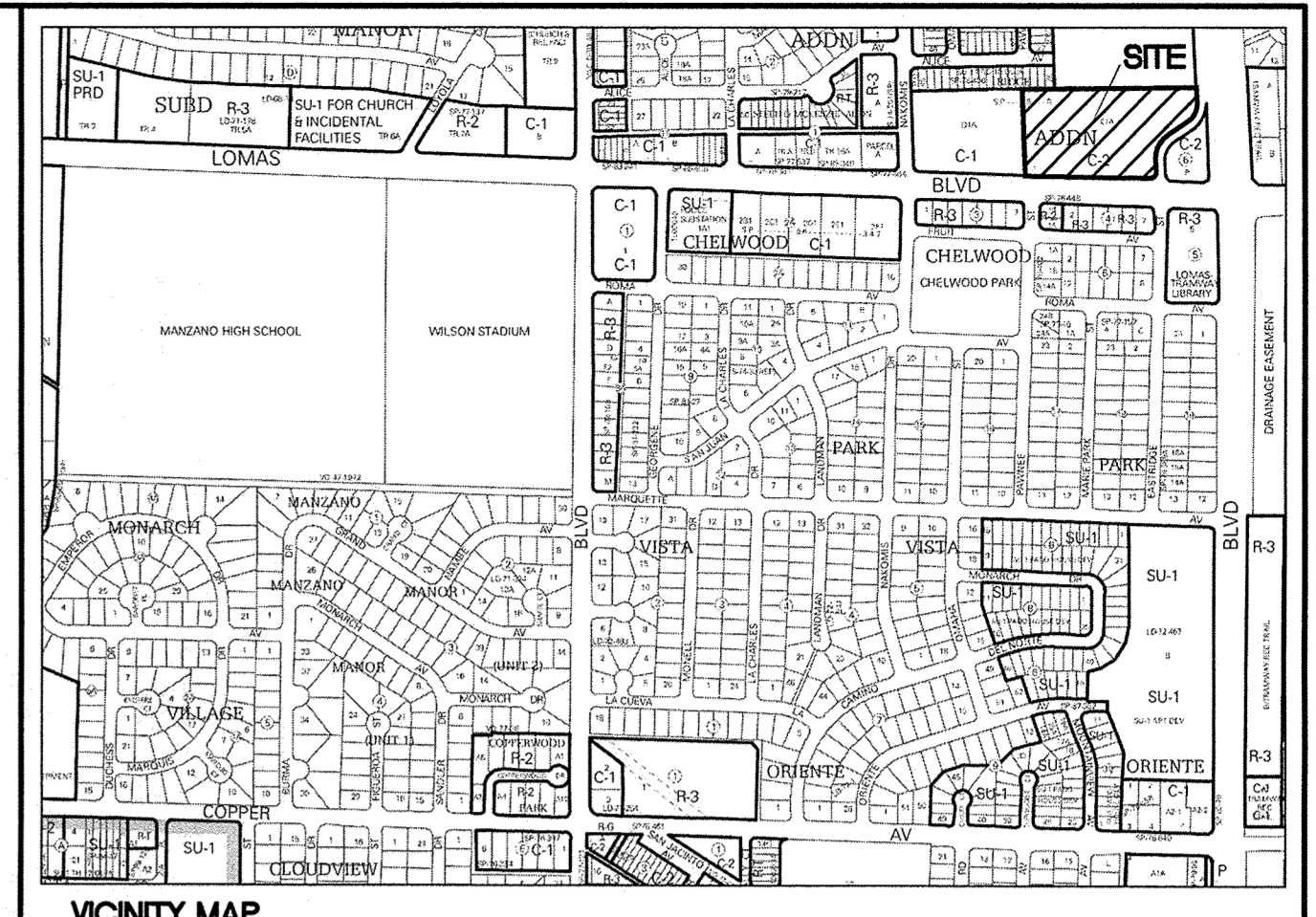
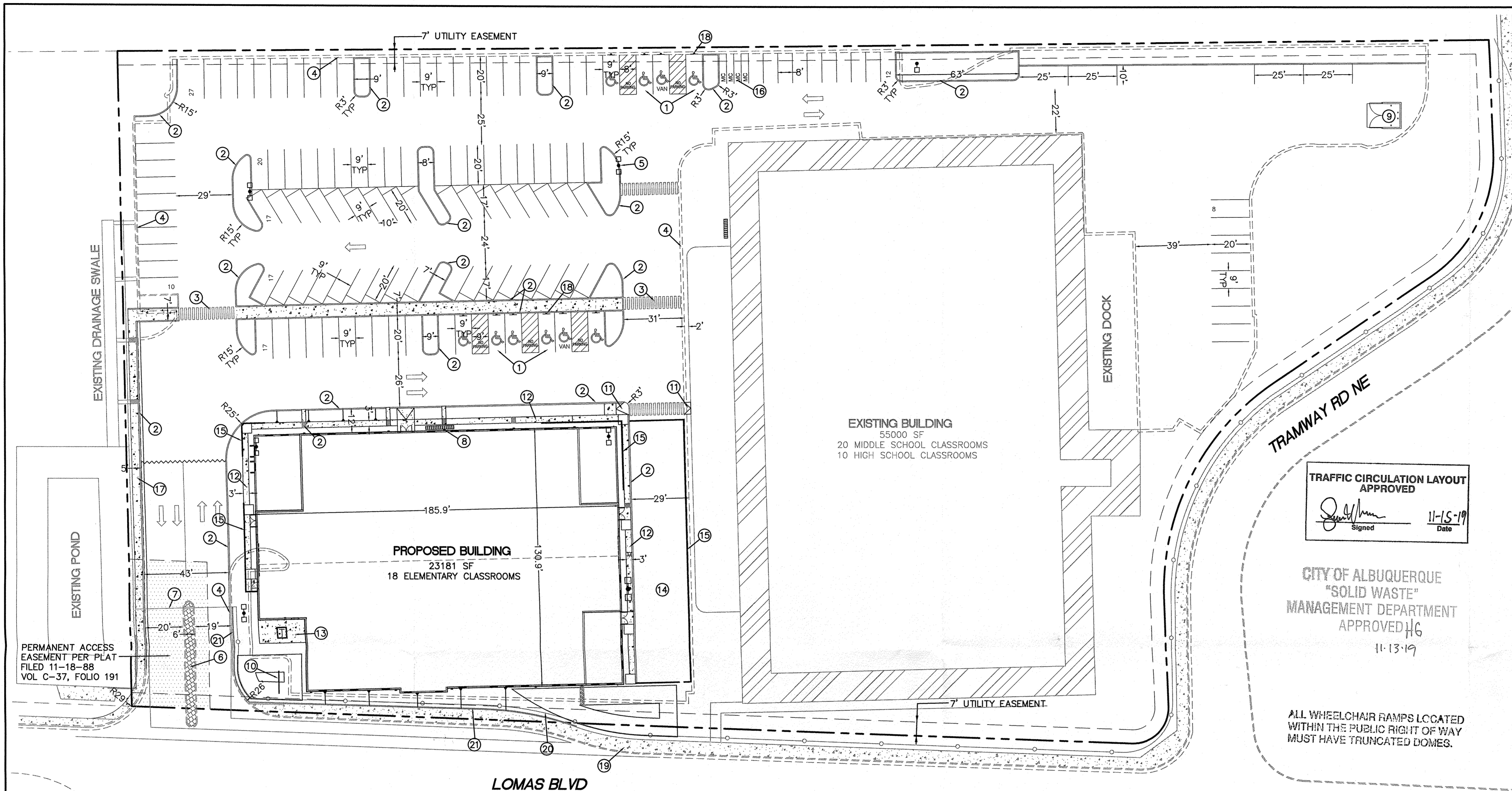
We request review and administrative approval of the attached Amended Site plan. The change to the Site Plan covers the parking lot. This new alignment was established to provide better traffic flow while dropping off students and picking them up. The revised layout also provides for a safer environment for the students during this activity. To compensate for the parking removed in the front parking field, new parking is located behind the building in an area previously used for truck unloading when the facility was a grocery store. If you have any questions, Please feel free to contact me.

Sincerely,

Ronald R. Bohannon

JN: 2019068
RRB/jn/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



LEGAL DESCRIPTION:
PARCEL E-1-A, PANORAMA HEIGHTS ADDITION

UPC NO: 102205847502241515

SITE DATA

ZONING	MX-M
PROPOSED USAGE	EDUCATIONAL
LOT AREA	219542 SF (5.04 ACRES)
EXISTING BUILDING AREA	55000 SF
PROPOSED BUILDING AREA	23181 SF

PARKING

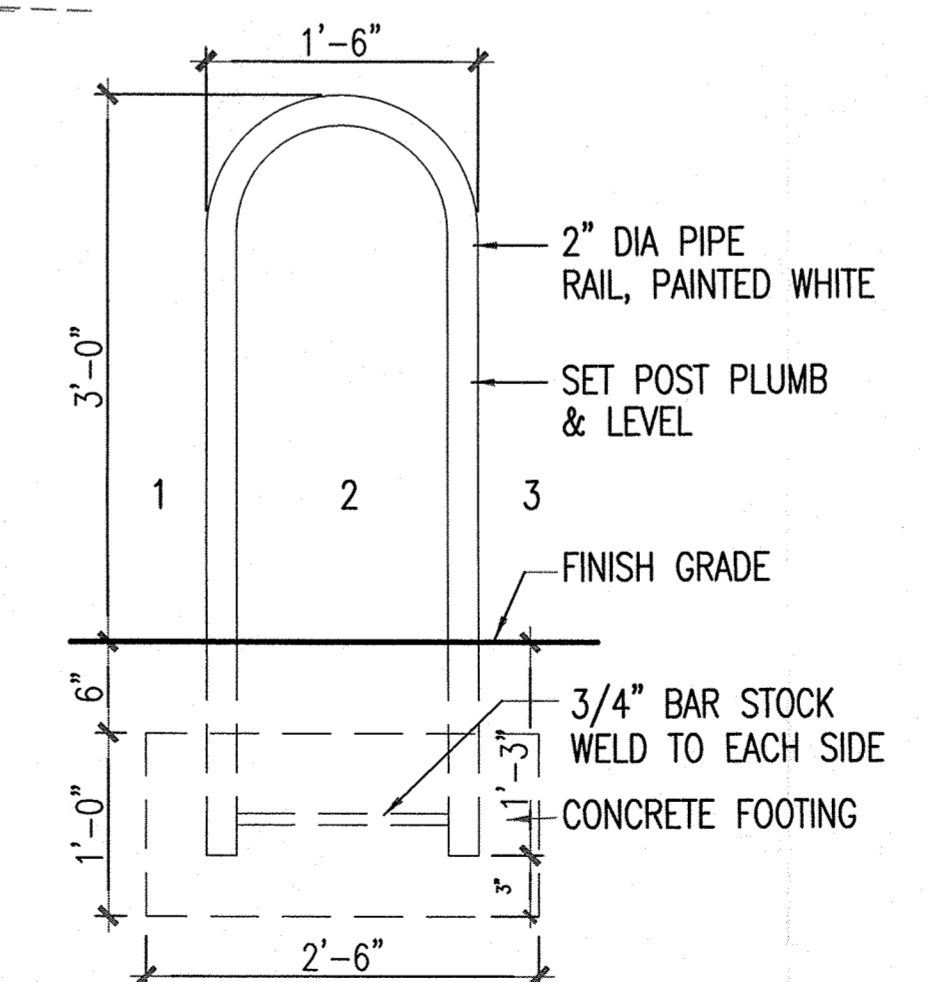
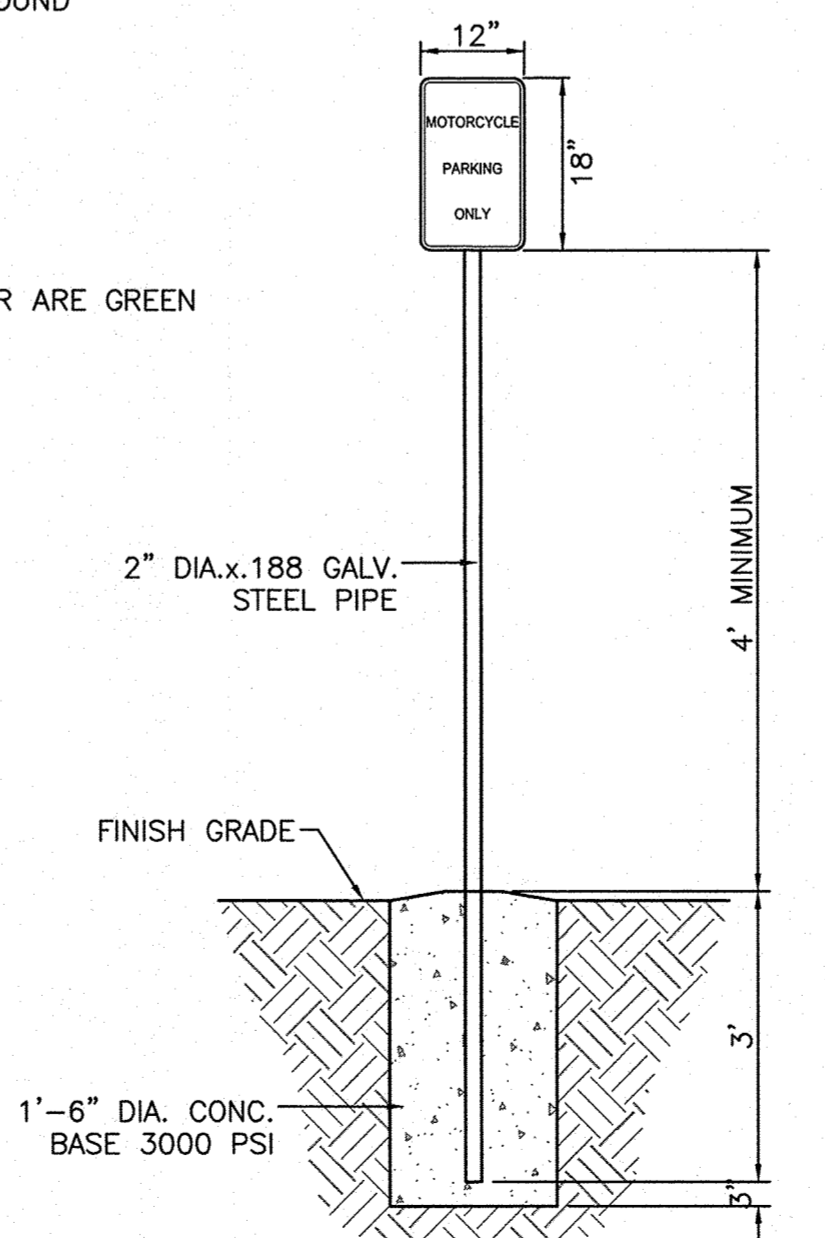
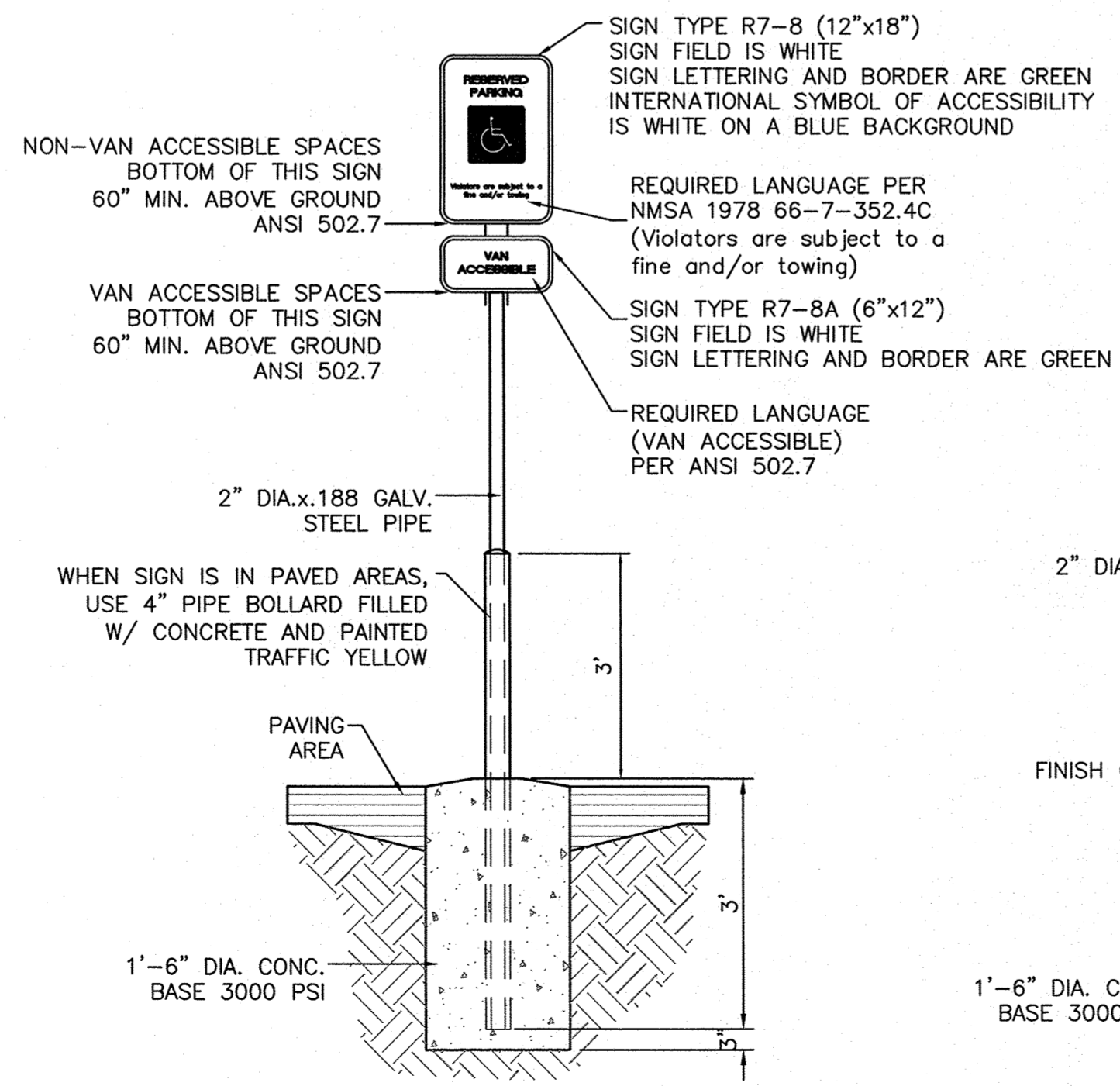
TOTAL PARKING REQUIRED	38 ELEMENTARY/MIDDLE SCHOOL CLASSROOMS (2 SPACES PER CLASSROOM) 76 SPACES
	10 HIGH SCHOOL CLASSROOMS (3 SPACES PER CLASSROOM) 30 SPACES
TOTAL SPACES REQUIRED	106 SPACES
TOTAL BICYCLE SPACES REQUIRED	10 SPACES (10% OF REQUIRED SPACES)
TOTAL MOTORCYCLE SPACES REQUIRED	4 SPACES

PROVIDED

PARKING PROVIDED	124 SPACES
HC PARKING REQUIRED	8 SPACES
HC SPACES PROVIDED	10 SPACES (2 VAN ACCESSIBLE)
MOTORCYCLE SPACES PROVIDED	4 SPACES
BICYCLE SPACES PROVIDED	15 SPACES

LANDSCAPE REQUIRED 21159 SF
LANDSCAPE PROVIDED 33750 SF

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)
AISLE "NO PARKING" LETTERING SHALL BE CAPITAL LETTERS AT LEAST 1" HIGH AND AT LEAST 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED (66-1-4.1.B NMSA 1978)
 - 2 CURB AND GUTTER PER COA STD DWG 2415A
 - 3 6" PEDESTRIAN CROSSWALK
 - 4 EXISTING CURB
 - 5 PARKING LOT LIGHT (TYP)
 - 6 EXISTING ISLAND
 - 7 EXISTING GATE
 - 8 BICYCLE RACK (15)
 - 9 DUMPSTER W/RECYCLE
 - 10 EXISTING PYLON SIGN (TO BE REMOVED)
 - 11 ACCESSIBLE RAMP
 - 12 3' SIDEWALK RAMP
 - 13 CONCRETE TRANSFORMER PAD
 - 14 PLAYGROUND
 - 15 CONCRETE BLOCK WALL
 - 16 MOTORCYCLE PARKING W/SIGN (TYP)
 - 17 NEW 5' SIDEWALK
 - 18 ACCESSIBLE PARKING SIGN (TYP)
 - 19 EXISTING 8' SIDEWALK
 - 20 EXISTING WROUGHT IRON FENCE
 - 21 EXISTING BLOCK WALL



- NOTES**
- THE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
 - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
 - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
 - THE RACK ALLOWS FOR VARYING BICYCLE FRAME SIZE AND STYLES TO BE ATTACHED
 - THE USER IN NOT REQUIRED TO LIFT THE BICYCLE ONTO THE RACK
 - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
 - BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD
 - A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING SHALL BE PROVIDED
 - BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▨ SIDEWALK
- ▩ CONCRETE WALL
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING BLOCK WALL
- EXISTING WROUGHT IRON FENCE
- +□ PARKING LOT LIGHT

RECEIVED
NOV 14 2019
LAND DEVELOPMENT SECTION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	ABO SCHOOL OF EXCELLENCE	DRAWN BY pm
	TRAFFIC CIRCULATION LAYOUT	DATE 11-12-19
TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019068-SP	SHEET # SP-1
		JOB # 2019068

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Charter Schools Solutions
9555 W Sam Houston Pkwy, Suite 200
Houston, TX 77036

Project# PR-2020-003250
Application#
SD-2020-00005 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of PARCEL E-1-A LAND DIV PLAT PARCELS D-1-A & E-1-A FORMERLY PARCEL D-1 & E-1 PANORAMA HEIGHTS ADDN CONT 4.9998 AC M/L OR 217,791 SF M/L LOT E1A, PANORAMA HEIGHTS ADDN, zoned MX-M, located at 13201 LOMAS BLVD NE, containing approximately 4.996 acre(s). (K-22)

On February 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning to address minor issues as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat subdivides a lot 4.996 acres in size into 2 lots; Parcel E-1-A-1 3.2131 acres in size, and Parcel E-1-A-2 1.7825 acres in size.
2. The property is zoned MX-M. There is no minimum lot size for this zone category. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Transportation for sidewalks and curb ramps within the ROW and any potential amendments of the Infrastructure List requested by NMDOT.
2. Final sign off is delegated to Planning for the Infrastructure Improvements Agreement and DXF file.
3. The applicant will obtain final sign off from Planning by April 12, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2020-003250 Application# SD-2020-00005

Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 27, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

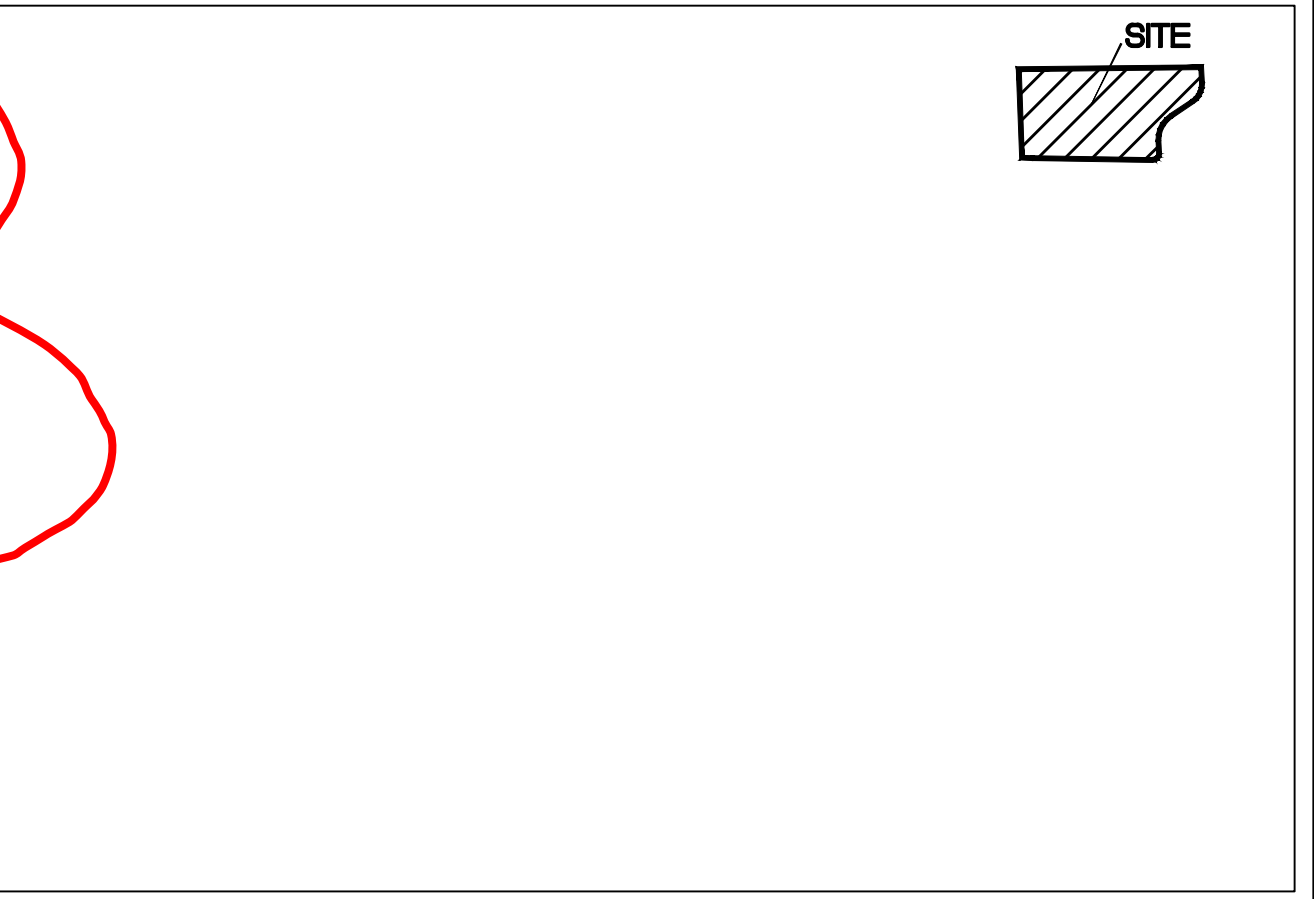
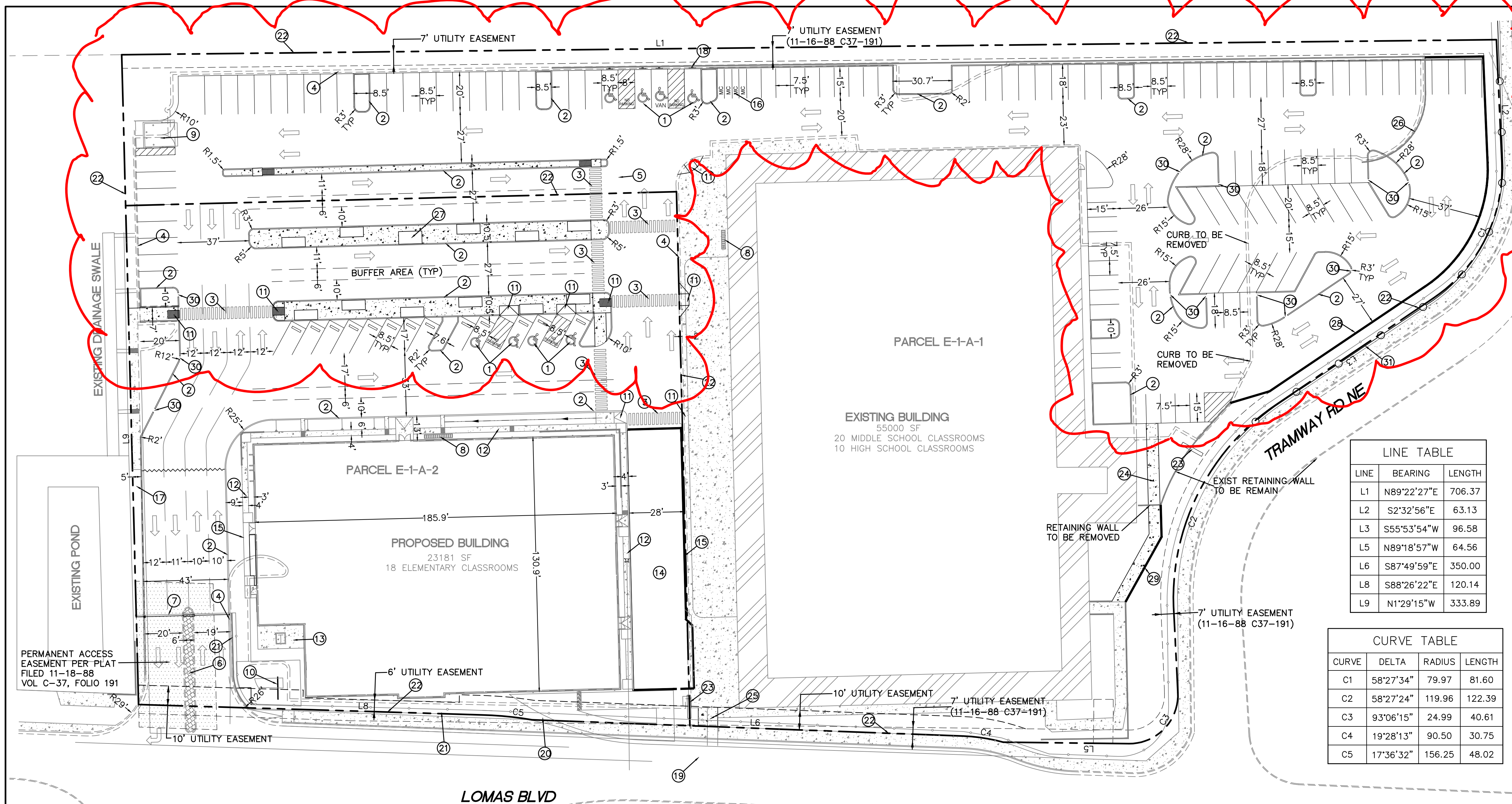
Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM, 87109



VICINITY MAP

LEGAL DESCRIPTION:
 PARCEL E-1-A, PANORAMA HEIGHTS ADDITION
 UPC NO: 102205847502241515

SITE DATA

ZONING: MX-M
 PROPOSED USAGE: EDUCATIONAL
 TOTAL LOT AREA: 214146 SF (4.91 ACRES)

PARKING PARCEL E-1-A-2

LOT AREA: 75002 SF (1.72 AC)
 PROPOSED BUILDING AREA: 43500 SF
 TOTAL PARKING REQUIRED: 18 ELEMENTARY SCHOOL CLASSROOMS (2 SPACES PER CLASSROOM)

36 SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED: 4 SPACES (10% OF REQUIRED SPACES)
 TOTAL MOTORCYCLE SPACES REQUIRED: 2 SPACES

PROVIDED

PARKING PROVIDED: 132 SPACES
 HC PARKING REQUIRED: 2 SPACES
 HC SPACES PROVIDED: 4 SPACES (1 VAN ACCESSIBLE)
 MOTORCYCLE SPACES PROVIDED: 2 SPACES
 BICYCLE SPACES PROVIDED: 15 SPACES

LANDSCAPE REQUIRED: 11250 SF
 LANDSCAPE PROVIDED: 7121 SF

PARCEL E-1-A-1

LOT AREA: 139144 SF (3.19 AC)
 EXISTING BUILDING AREA: 55000 SF
 20 MIDDLE SCHOOL CLASSROOMS (2 SPACES PER CLASSROOM)
 10 HIGH SCHOOL CLASSROOMS (3 SPACES PER CLASSROOM)
 70 SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED: 7 SPACES (10% OF REQUIRED SPACES)
 TOTAL MOTORCYCLE SPACES REQUIRED: 2 SPACES

PROVIDED

PARKING PROVIDED: 116 SPACES
 HC PARKING REQUIRED: 2 SPACES
 HC SPACES PROVIDED: 4 SPACES (1 VAN ACCESSIBLE)
 MOTORCYCLE SPACES PROVIDED: 2 SPACES
 BICYCLE SPACES PROVIDED: 10 SPACES

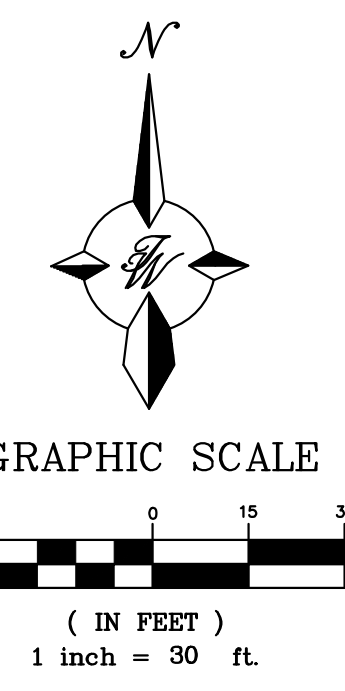
LANDSCAPE REQUIRED: 20871 SF
 LANDSCAPE PROVIDED: 34951 SF

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°22'27"E	706.37
L2	S2°32'56"E	63.13
L3	S55°53'54"W	96.58
L5	N89°18'57"W	64.56
L6	S87°49'59"E	350.00
L8	S88°26'22"E	120.14
L9	N1°29'15"W	333.89

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	58°27'34"	79.97	81.60
C2	58°27'24"	119.96	122.39
C3	93°06'15"	24.99	40.61
C4	19°28'13"	90.50	30.75
C5	17°36'32"	156.25	48.02

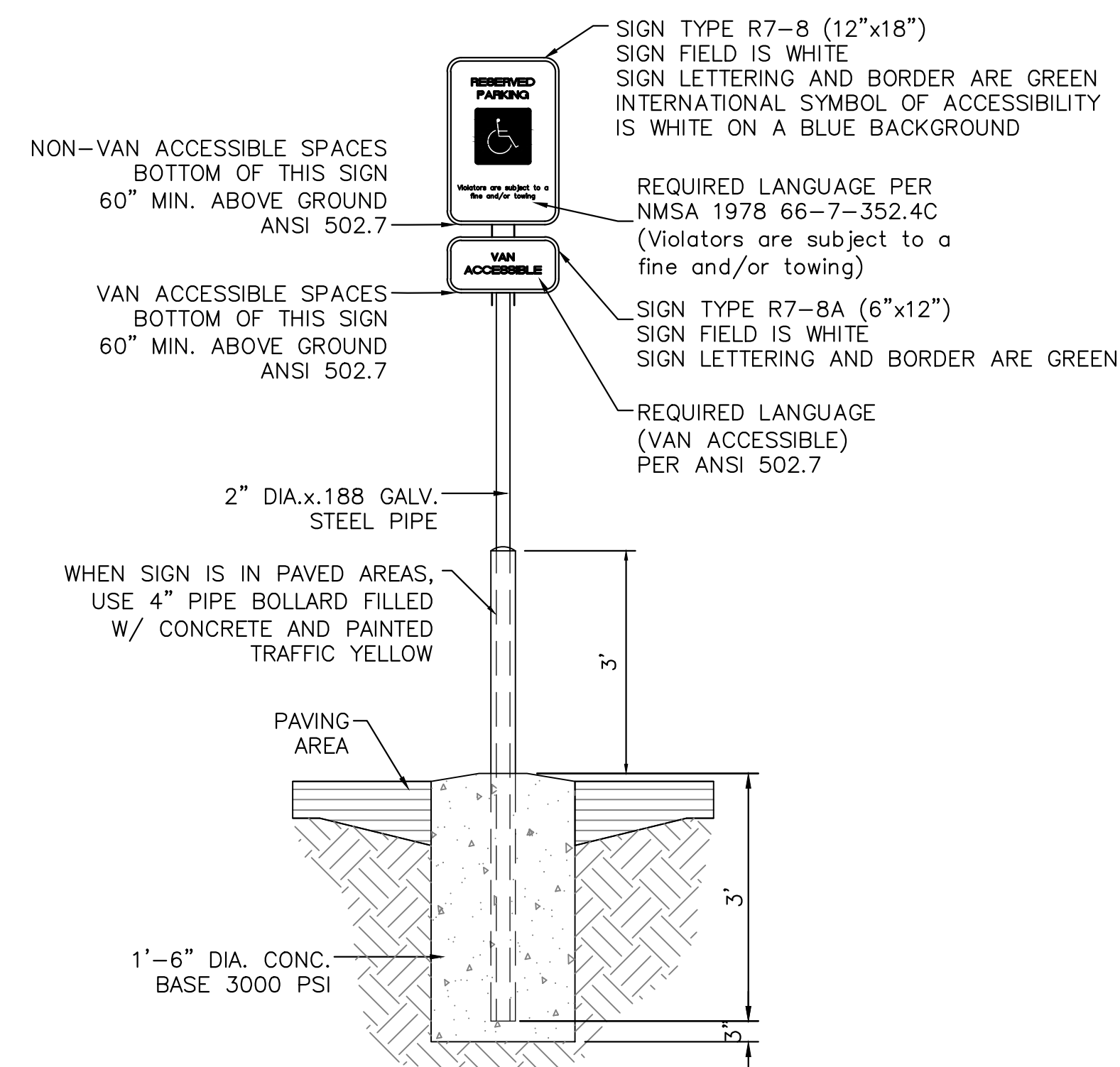


LEGEND

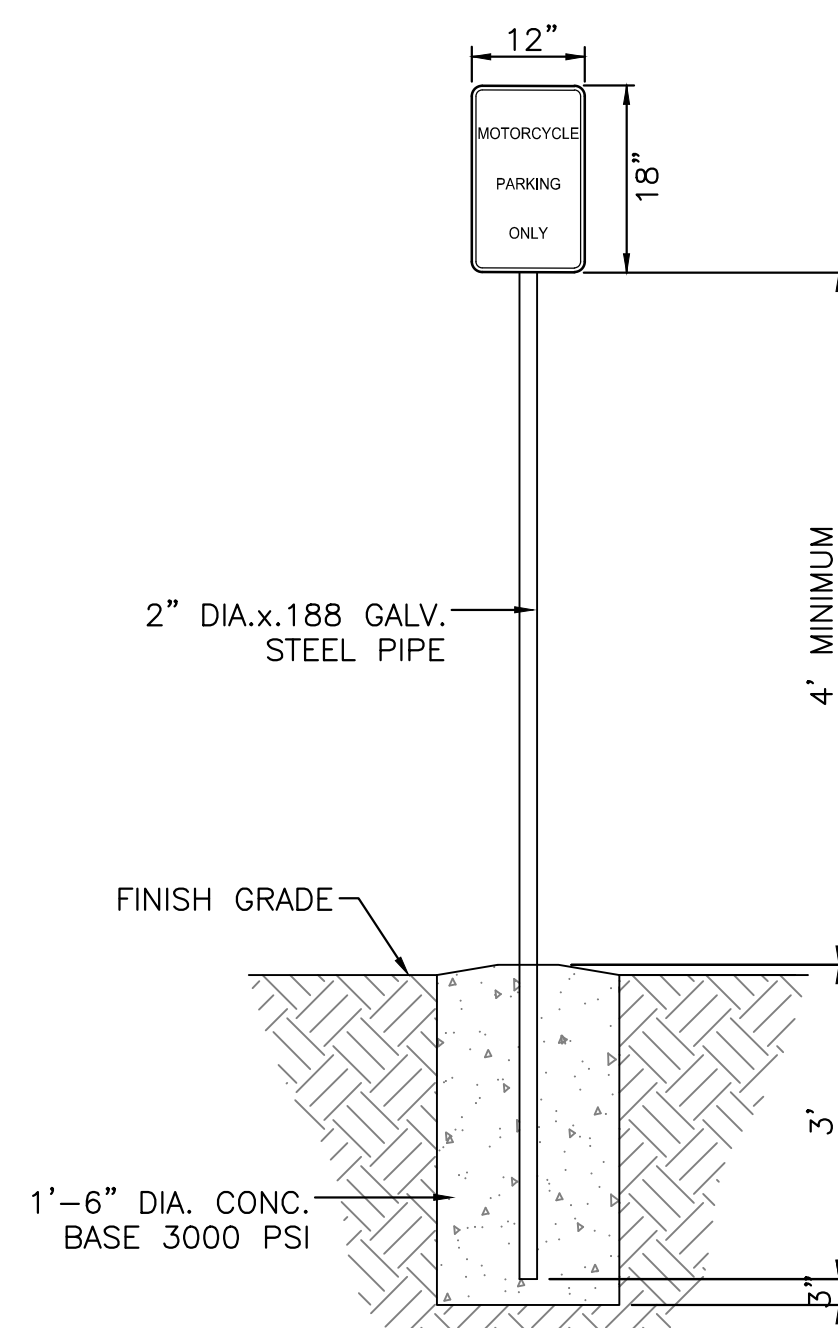
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	CONCRETE WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING BLOCK WALL
	EXISTING WROUGHT IRON FENCE
	PARKING LOT LIGHT
	PEDESTRIAN HAND RAIL

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) AISLE "NO PARKING" LETTERING SHALL BE CAPITAL LETTERS AT LEAST 1" HIGH AND AT LEAST 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED (66-1-4.1.8 NMSA 1978)
 - 2 CURB AND GUTTER PER COA STD DWG 2415A
 - 3 6' PEDESTRIAN CROSSWALK
 - 4 EXISTING CURB
 - 5 PARKING LOT LIGHT (TYP)
 - 6 EXISTING ISLAND
 - 7 EXISTING GATE
 - 8 BICYCLE RACK (15)
 - 9 EXISTING DUMPSTER
 - 10 EXISTING PYLON SIGN (TO BE REMOVED)
 - 11 ACCESSIBLE RAMP
 - 12 4' SIDEWALK
 - 13 CONCRETE TRANSFORMER PAD
 - 14 PLAYGROUND
 - 15 CMU BLOCK WALL W/HANDRAIL
 - 16 MOTORCYCLE PARKING W/SIGN (TYP)
 - 17 NEW 5' SIDEWALK
 - 18 ACCESSIBLE PARKING SIGN (TYP)
 - 19 EXISTING 8' SIDEWALK TO BE REMOVED
 - 20 EXISTING WROUGHT IRON FENCE
 - 21 EXISTING BLOCK WALL
 - 22 BOUNDARY LINES
 - 23 NEW DIGITAL SCHOOL SIGN
 - 24 NEW 6' SIDEWALK
 - 25 NEW 10' SIDEWALK
 - 26 EXISTING RETAINING WALL TO BE REMOVED
 - 27 PLANTER (TYP)
 - 28 SHEET PILE RETAINING WALL
 - 29 NEW RETAINING WALL
 - 30 2' CURB CUT
 - 31 PEDESTRIAN HAND RAIL

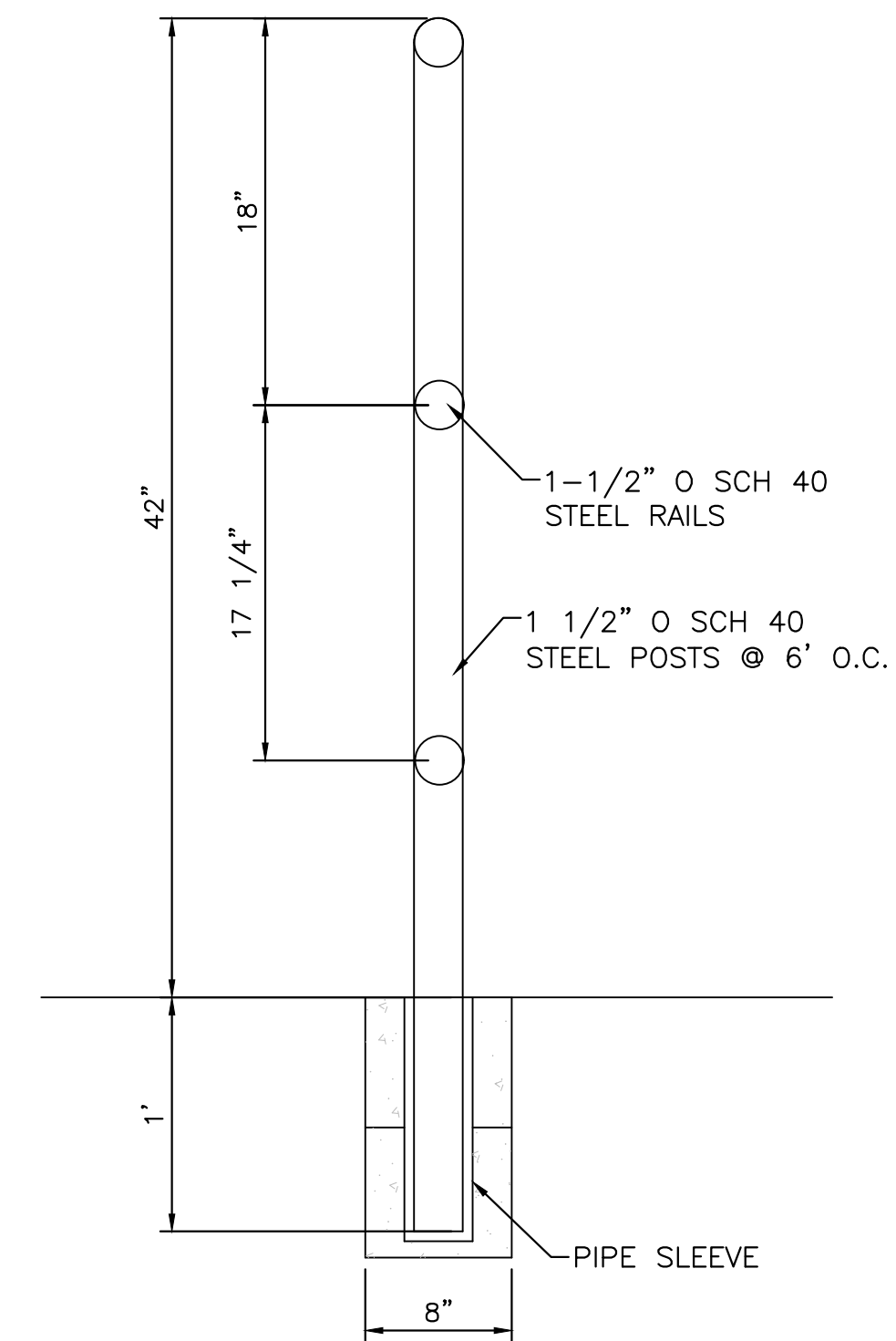
ENGINEER'S SEAL	ABQ SCHOOL OF EXCELLENCE	DRAWN BY pm
		DATE 7-2-2020
	ADMINISTRATIVE AMENDMENT TRAFFIC CIRCULATION LAYOUT	DRAWING 2019068-SP
		SHEET # SP-1
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2019068



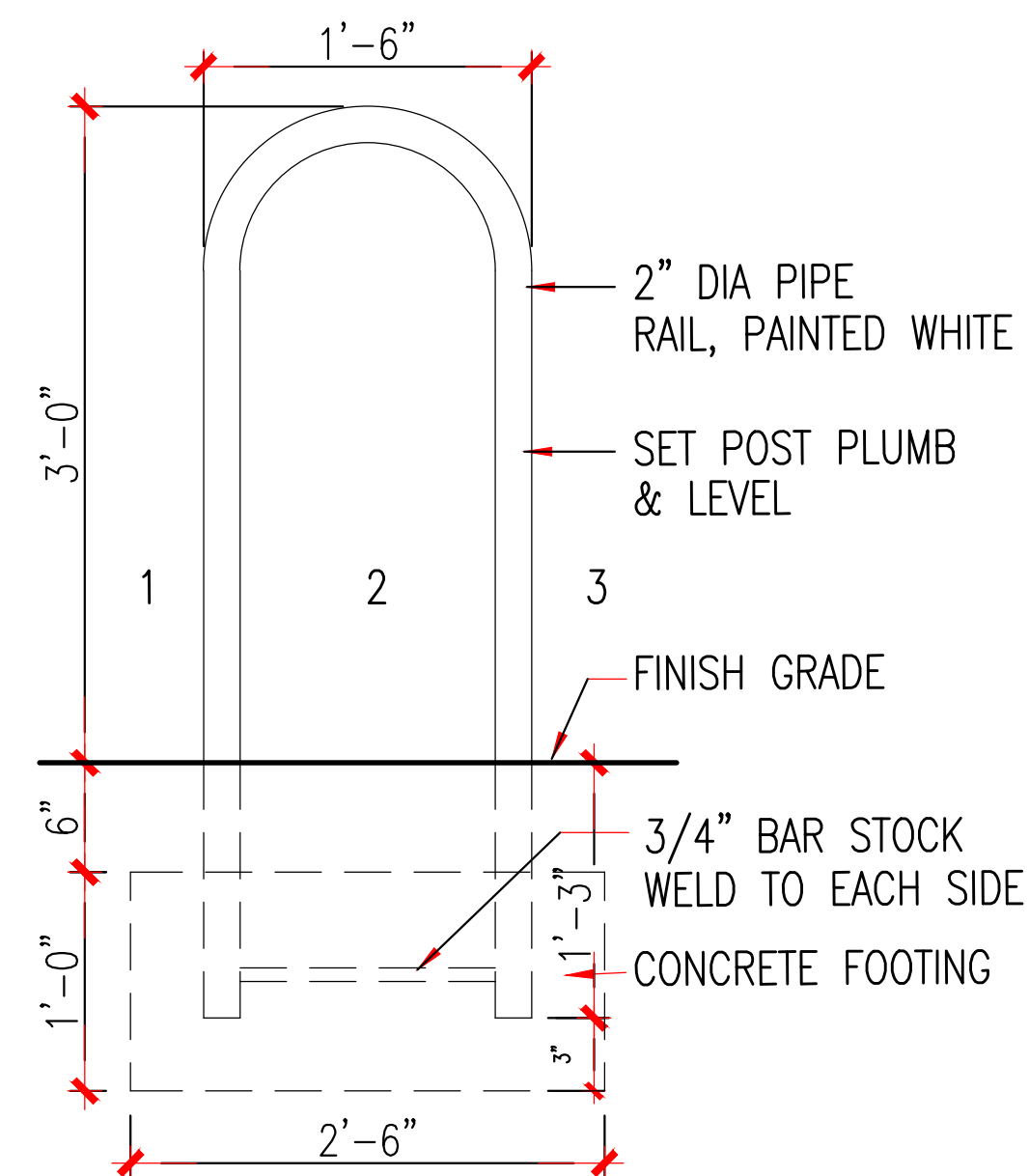
ACCESSIBLE PARKING SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS

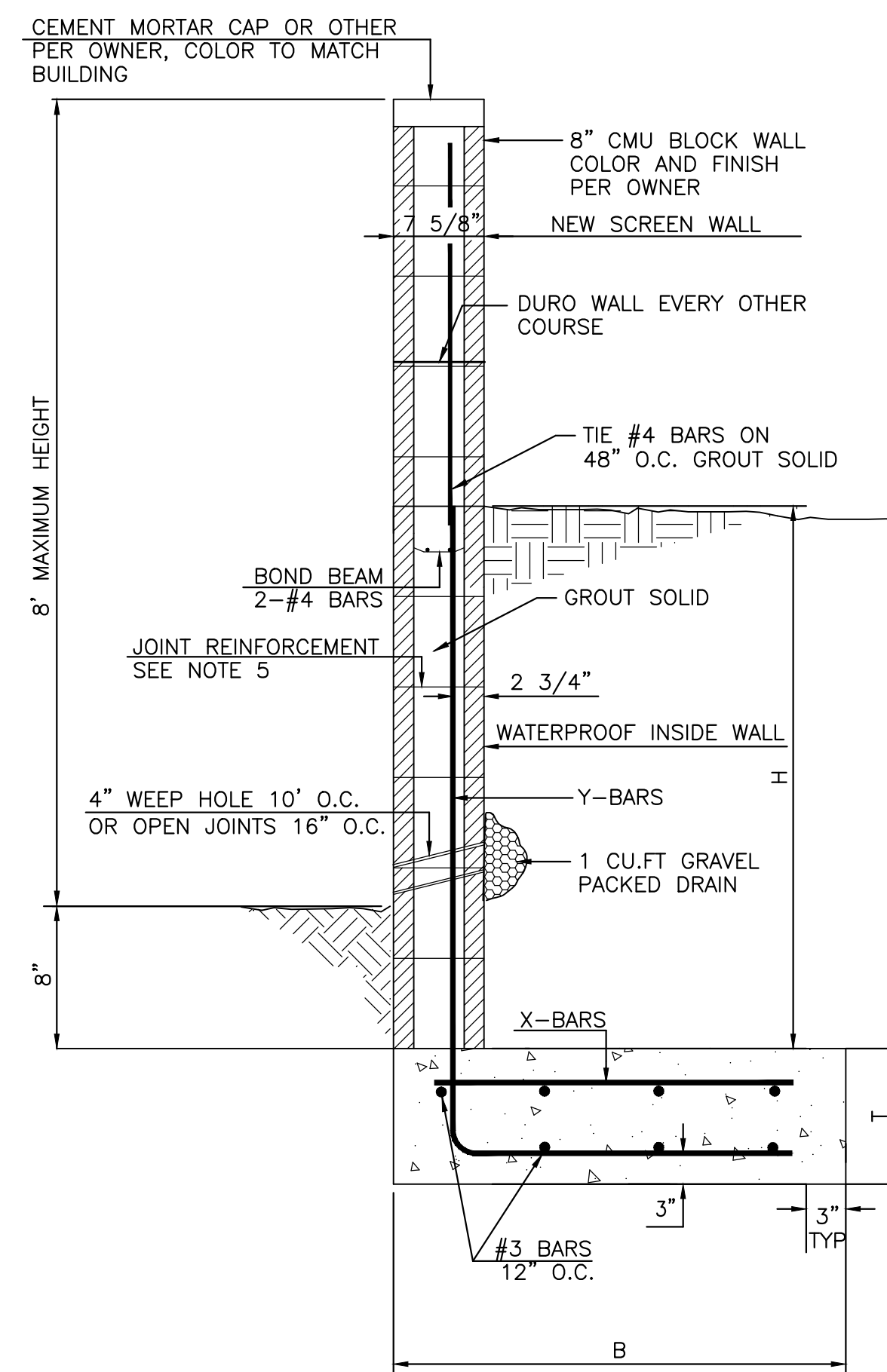


GUARD RAIL DETAIL
NTS



- NOTES**
1. THE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
 2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
 3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
 4. THE RACK ALLOWS FOR VARYING BICYCLE FRAME SIZE AND STYLES TO BE ATTACHED
 5. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE RACK
 6. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
 7. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD
 8. A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING SHALL BE PROVIDED
 9. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE

BIKE RACK DETAIL
NTS



'L' FOOTING RETAINING WALL DETAIL
NTS

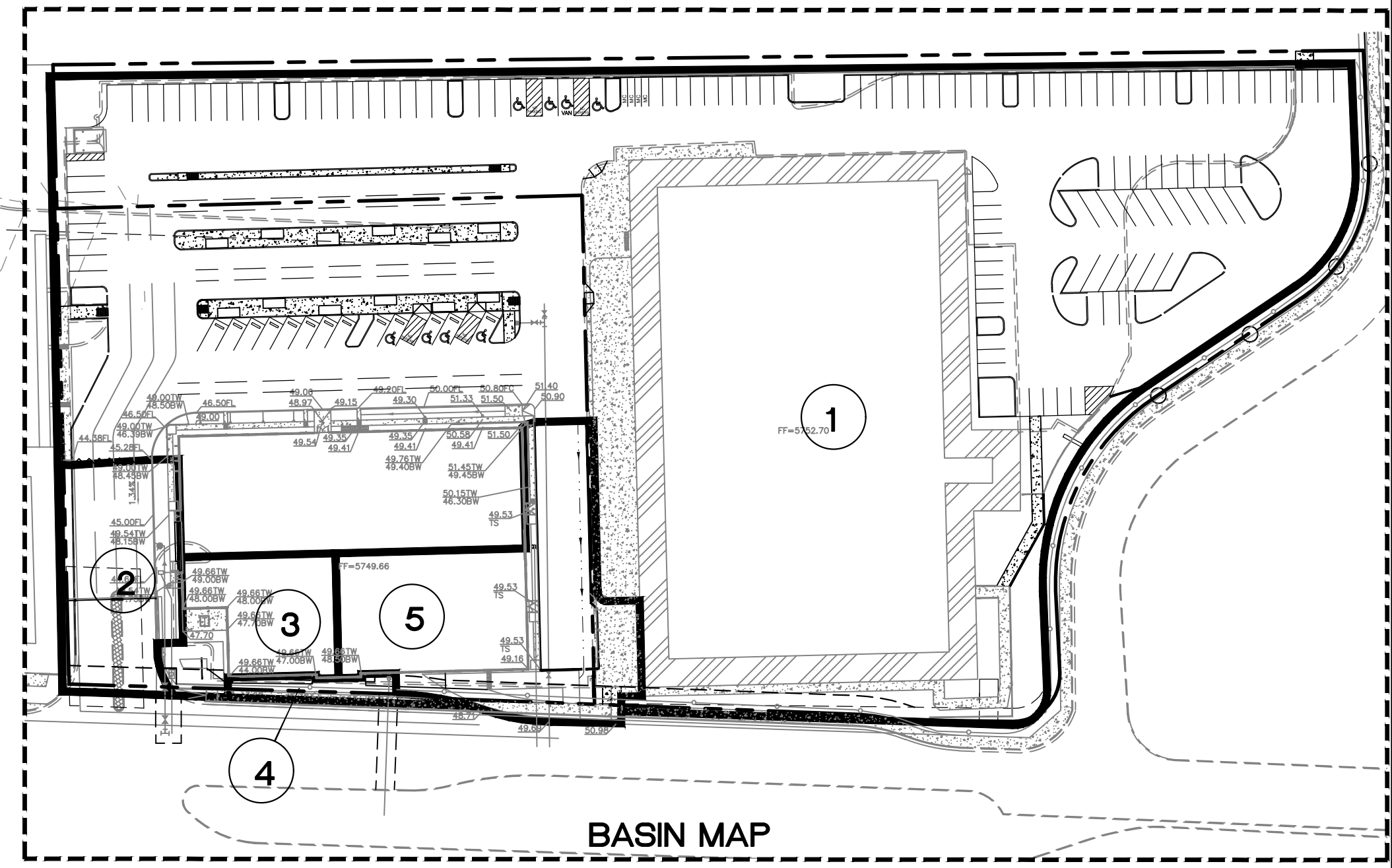
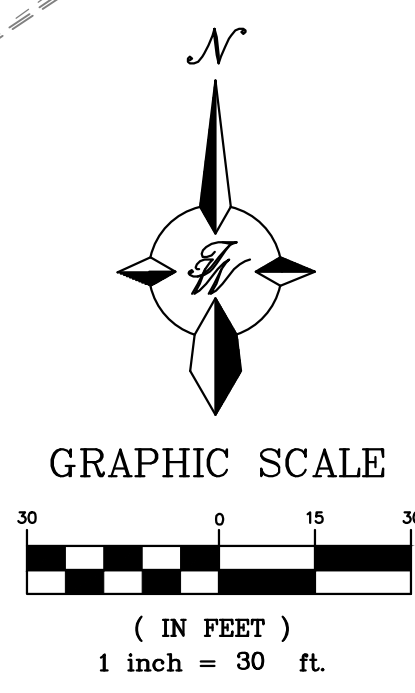
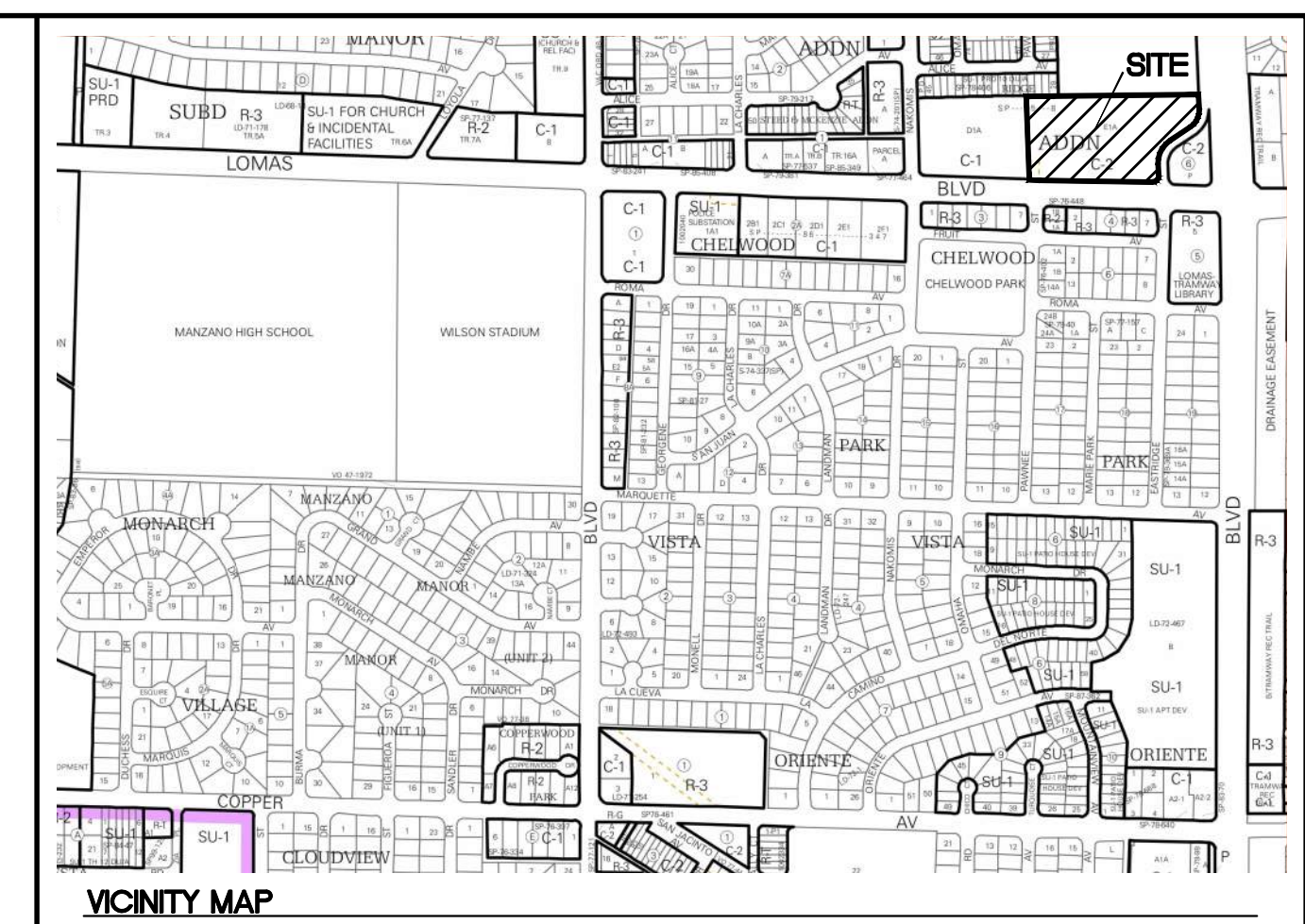
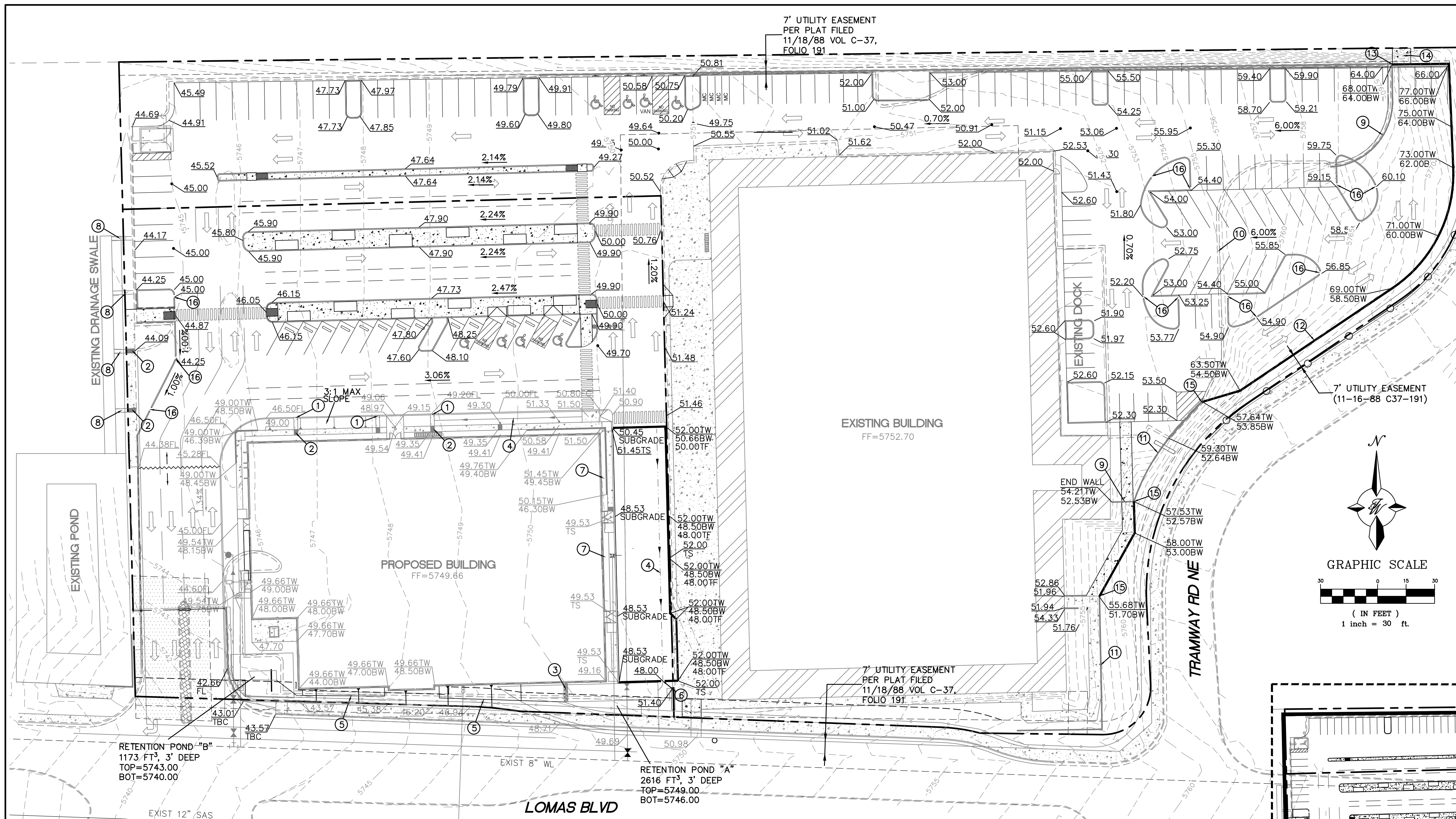
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM, D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'
7. 30 BAR DIAMETER LAPS TYPICAL
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL
12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

	ABQ SCHOOL OF EXCELLENCE ADMINISTRATIVE AMENDMENT TRAFFIC CIRCULATION LAYOUT	DRAWN BY pm DATE 7-2-2020 DRAWING 2019068-SP SHEET # SP-2 JOB # 2019068
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	



KEYED NOTES

- ① 2' CURB CUT
- ② 2' SIDEWALK CULVERT PER COA STD DWG 2236 (TYP)
- ③ COBBLE SWALE INTO POND
- ④ 2' SWALE
- ⑤ CAPTURE ROOF DRAINS IN 6" PIPE AND DAYLIGHT INTO POND
- ⑥ 2' OPENING IN WALL FOR DRAINAGE
- ⑦ LANDSCAPE AREA TO DRAIN THROUGH SIDEWALK CULVERT
- ⑧ EXISTING RUNDOWN
- ⑨ EXISTING RETAINING WALL TO BE REMOVED
- ⑩ EXISTING CURB TO BE REMOVED
- ⑪ EXISTING RETAINING WALL TO REMAIN
- ⑫ NEW SHEET PILE RETAINING WALL
- ⑬ MATCH NEW SHEET PILE WALL TO EXISTING RET WALL
- ⑭ CONCRETE TRANSITION FROM SLOPE PAVING TO SHEET PILE WALL
- ⑮ CONNECT NEW RETAINING WALL TO EXISTING RETAINING WALL
- ⑯ 2' CURB CUT

NOTES

1. ADD 5100 TO ALL ELEVATIONS
2. ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, 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 CONNECTIONS. 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 TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. PRIOR TO WORK WITHIN THE PASEO DEL NORTE RIGHT-OF-WAY, A NMDOT PERMIT WILL BE REQUIRED

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- x 5048.25 SPOT ELEVATION (FLOWLINE)
- xx.xx SPOT ELEVATION (+5700)
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 — EXISTING CONTOUR MAJOR
- — EXISTING CONTOUR MINOR

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
7868

7-2-2020

RONALD R. BOHANNAN
P.E. #7868

ABQ SCHOOL OF EXCELLENCE

OVERALL GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

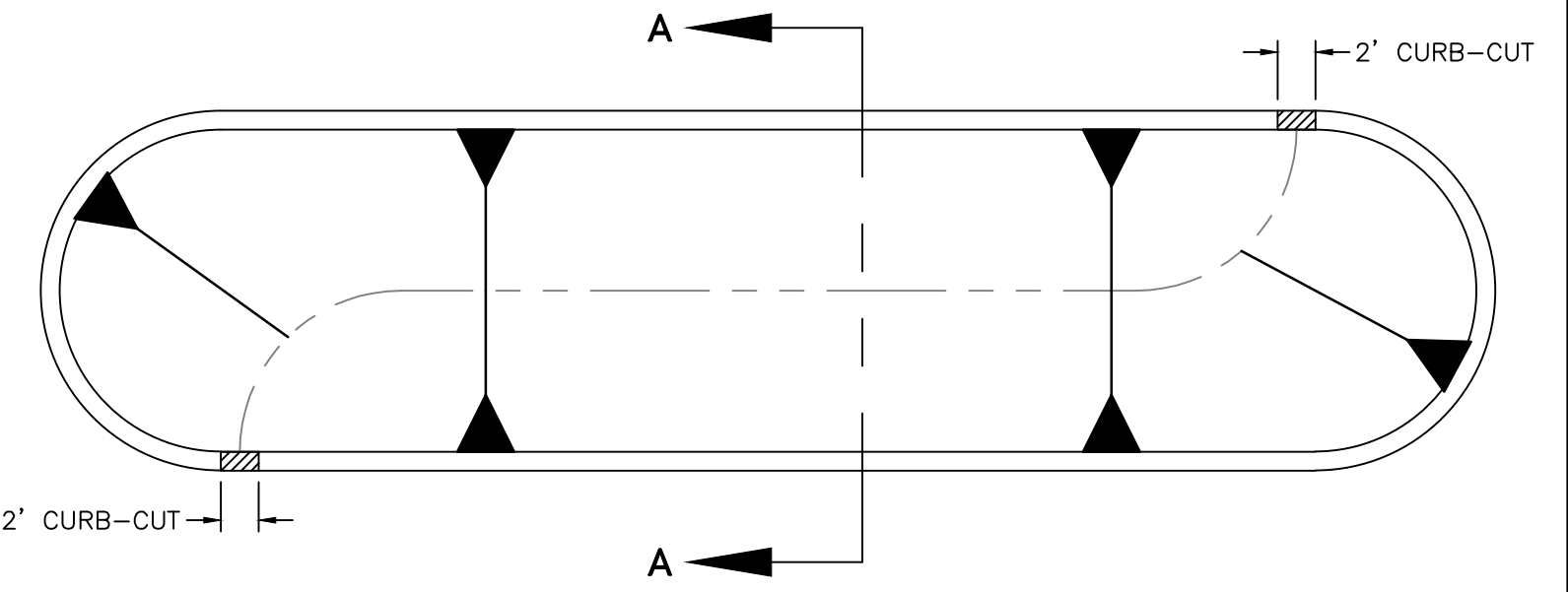
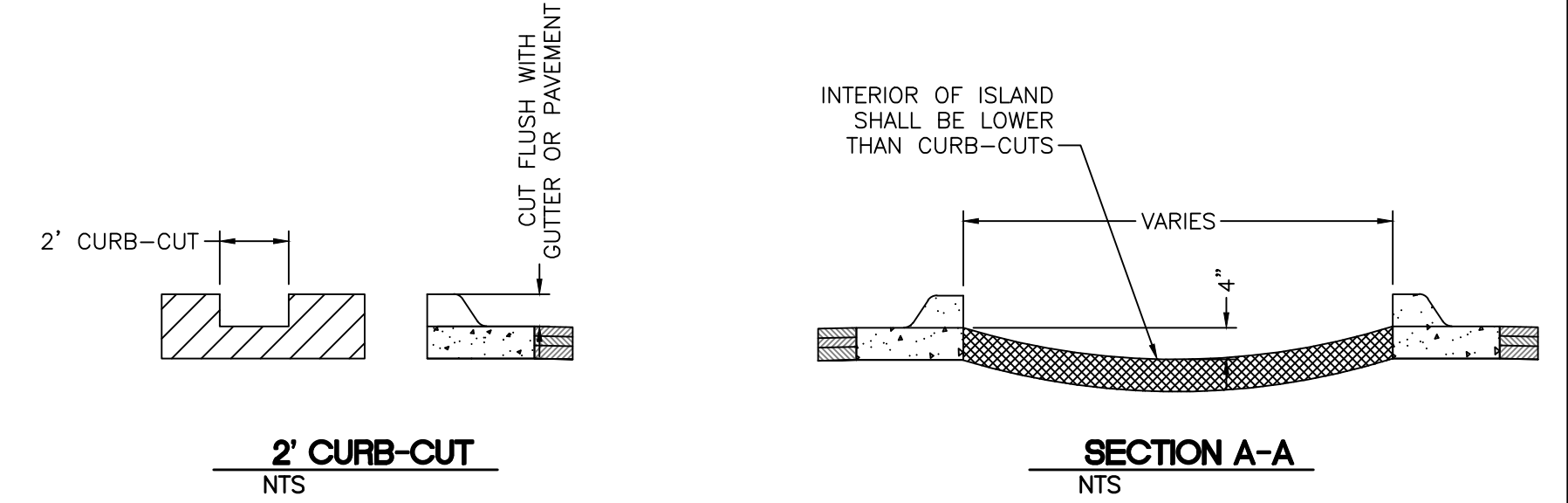
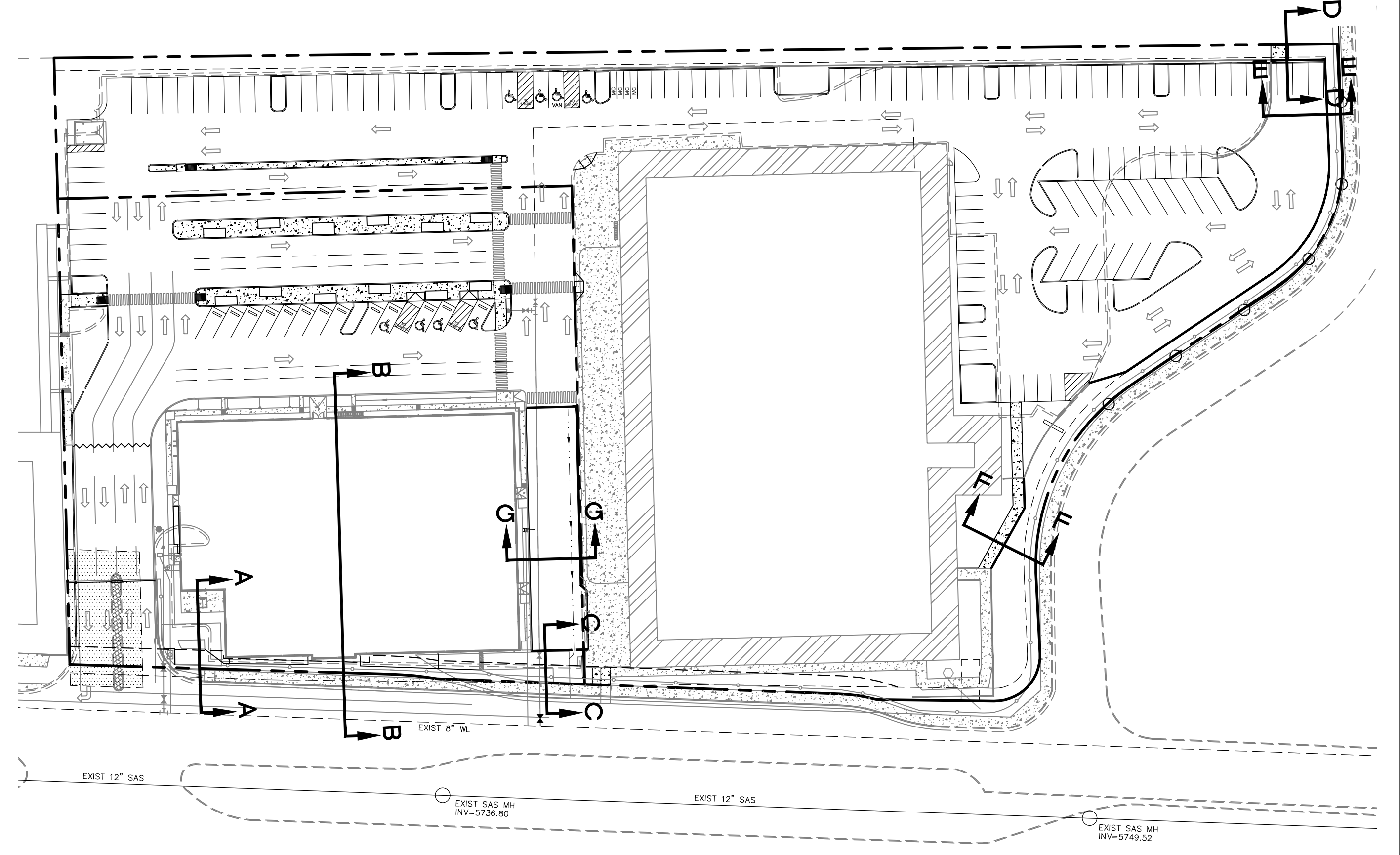
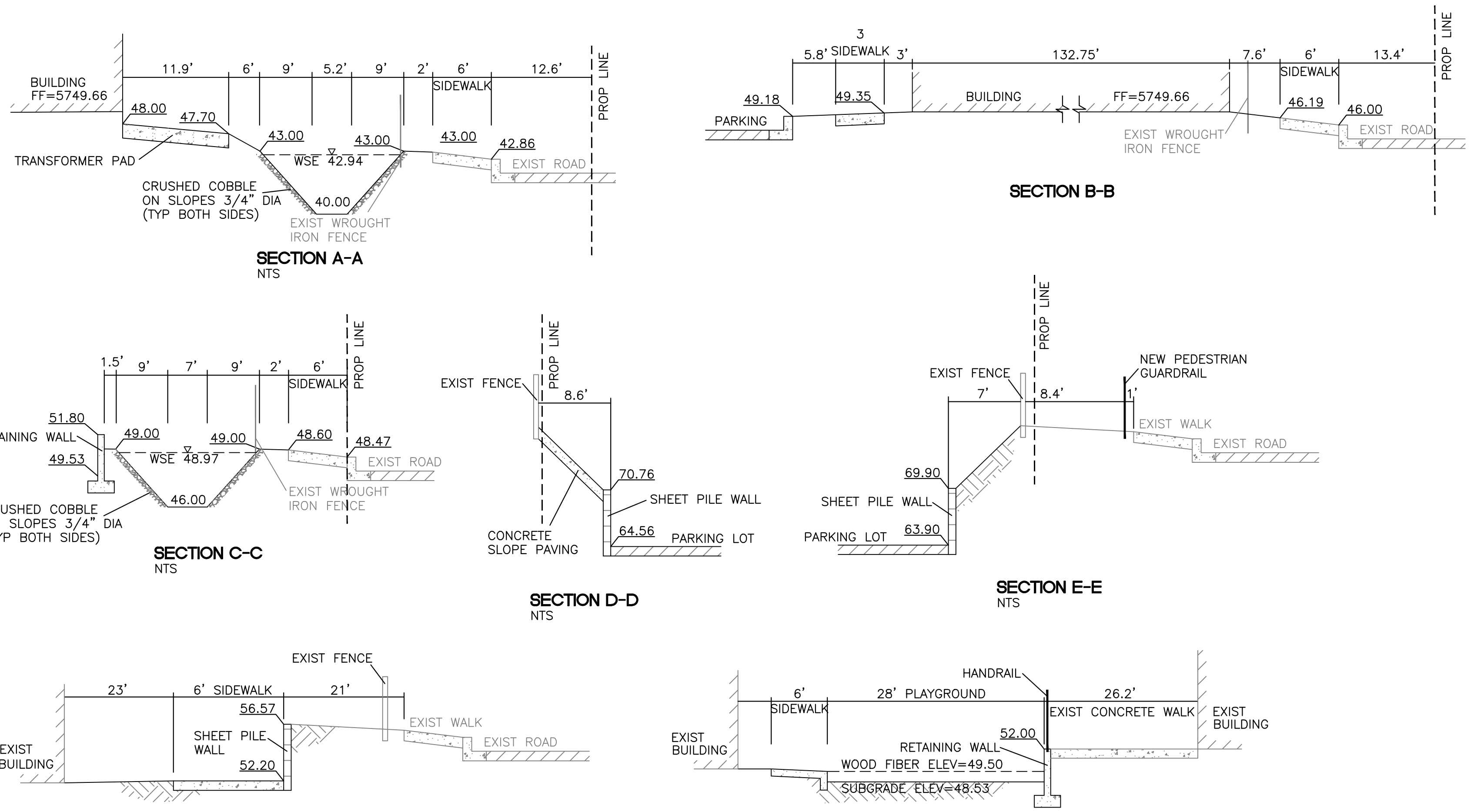
DRAWN BY
pm

DATE
7-2-2020

DRAWING
2019068-GR

SHEET #
GR-1

JOB #
2019068



Weighted E Method

Mountain Off-Site Basins										
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)
1	188,240	4.32	0%	0	20%	0.86	0%	0.00	80%	3.46
2	7,375	0.17	0%	0	15%	0.03	0%	0.00	85%	0.14
3	5,895	0.14	0%	0	22%	0.03	0%	0.00	78%	0.11
4	750	0.02	0%	0	0%	0.00	100%	0.02	0%	0.00
5	15,536	0.36	0%	0	42%	0.15	0%	0.00	58%	0.21
		5.00								
										0.959
										23.73

Equations:
 Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)
 Volume = Weighted D * Total Area
 Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Zone	Excess Precipitation, E (inches)		Peak Discharge (cfs/acre)	
	100-Year	10-Year	100-Year	10-Year
E _a	0.8	0.28	Q _a	2.2
E _b	1.08	0.46	Q _b	2.92
E _c	1.46	0.73	Q _c	3.73
E _d	2.64	1.69	Q _d	5.25

FIRST FLUSH CALCULATIONS
 POND "A": $9148 \text{ FT}^2 \cdot 0.26" / 12" = 198 \text{ FT}^3$
 POND "B": $4792 \text{ FT}^2 \cdot 0.26" / 12" = 103 \text{ FT}^3$

EXISTING DRAINAGE CONDITION:
 THE SITE IS AN EXISTING DEVELOPED LOT CONSISTING OF A SINGLE BUILDING AND PARKING LOT AND A NEWLY CONSTRUCTED BUILDING. THE SITE WAS ORIGINALLY APPROVED AS A GROCERY STORE IN 1995 AND THEN CONVERTED TO THE EXISTING SCHOOL IN 2016. THE SITE DRAINS FROM EAST TO WEST AND THE SURFACE RUNOFF IS CONTAINED IN A DRAINAGE CHANNEL JUST OFF-SITE ALONG THE WESTERN PROPERTY LINE. THE DRAINAGE CHANNEL DIRECTS THE FLOWS TO AN EXISTING RETENTION POND THAT HAS AN EMERGENCY OVERFLOW ONTO LOMAS BLVD. THERE IS AN EXISTING DRAINAGE EASEMENT IN PLACE FOR THE DRAINAGE CHANNEL AND RETENTION POND. THE SITE IS LOCATED IN ZONE X.

PROPOSED DRAINAGE CONDITION:
 THE SITE WILL FOLLOW THE EXISTING DRAINAGE PATTERN. A PARKING LOT IS BEING PROPOSED ON THE EAST SIDE OF THE LARGE BUILDING WHICH PREVIOUSLY CONTAINED A SLOPED AREA. THIS INCREASE IN IMPERVIOUS AREA SLIGHTLY INCREASES THE 100 YEAR FLOW BY 0.50 CFS WITH AN INCREASE OF VOLUME BY .028 AC-FT. THE EXISTING RETENTION POND WAS RECENTLY CLEANED OF GROWING VEGETATION AND WILL CONTAIN THE FIRST FLUSH FOR THE SITE AS IT IS SIZED TO CONTAIN THE 100YR FLOW. THE POND HAS THE CAPACITY FOR THE SMALL INCREASE OF 0.28 AC-FT. THE REST OF THE SITE WILL CONTINUE TO DRAIN AS PREVIOUSLY APPROVED WITH TWO SMALL AREAS THAT WILL DRAIN TO THE EXISTING RETENTION PONDS. FOR EACH OF THOSE BASINS PONDS WERE CREATED TO CONTAIN THE 100 YR FLOW AND WILL THEREFORE CONTAIN THE FIRST FLUSH. BOTH PONDS WILL OVERFLOW ONTO LOMAS BLVD. IN THE EVENT A RAINFALL EXCEEDS THE 100 YR STORM.

VOLUME CALCULATIONS

POND "A"						POND "B"					
Ab - Bottom Of The Pond Surface Area						Ab - Bottom Of The Pond Surface Area					
At - Top Of The Pond Surface Area						At - Top Of The Pond Surface Area					
D - Water Depth						D - Water Depth					
Dt - Total Pond Depth						Dt - Total Pond Depth					
C - Change In Surface Area / Water Depth						C - Change In Surface Area / Water Depth					
Volume = $Ab \cdot D + 0.5 \cdot C \cdot D^2$						Volume = $Ab \cdot D + 0.5 \cdot C \cdot D^2$					
$C = (At - Ab) / Dt$						$C = (At - Ab) / Dt$					
Ab = 204.00						Ab = 67.00					
At = 1,540.00						At = 716.00					
Dt = 3.00						Dt = 3.00					
C = 445.33						C = 216.33					

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	VOLUME (CU-FT)		ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	VOLUME (CU-FT)	
5746.00	0.00	0.00	0		5740.00	0.00	0.00	0	
5746.59	0.59	0.0045	198	1st Flush	5740.71	0.71	0.0024	103	1st Flush
5747.00	1.00	0.0098	427		5741.00	1.00	0.0040	175	
5748.00	2.00	0.0298	1299		5742.00	2.00	0.0130	567	
5748.97	2.97	0.0590	2570	100 yr WSE	5742.94	2.94	0.0260	1133	100 yr WSE
5749.00	3.00	0.0601	2616		5743.00	3.00	0.0270	1175	

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	ABQ SCHOOL OF EXCELLENCE GRADING AND DRAINAGE PLAN	DRAWN BY pm DATE 7-2-2020 DRAWING 2019068-GR
		SHEET # GR-2 JOB # 2019068

RONALD R. BOHANNAN
P.E. #7868

7-2-2020

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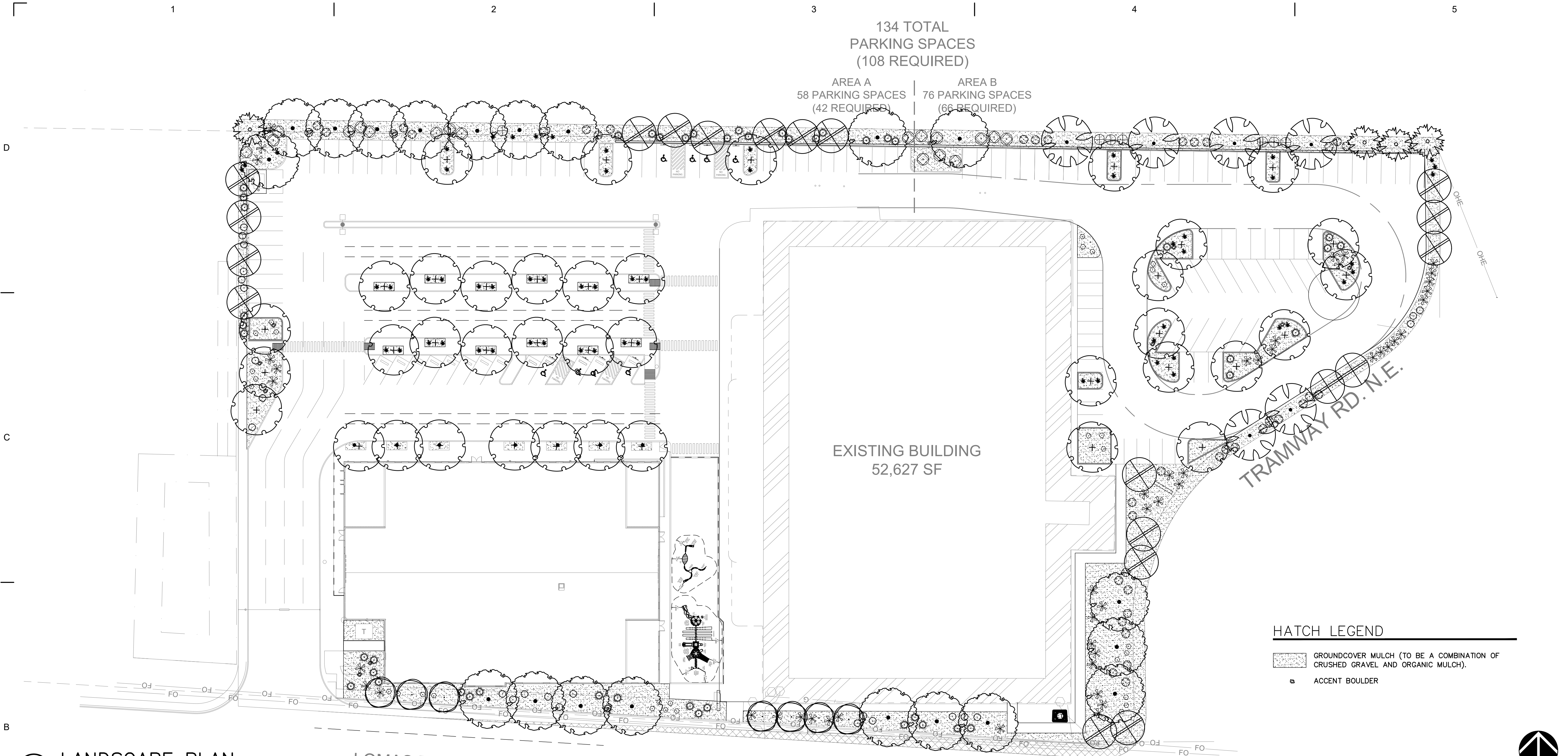
CONSULTANTS

MRWM
LANDSCAPE ARCHITECTS
mrwmla.com 505 268 2266

CONTRACT DOCUMENTS COORDINATION
THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION CONTRACT DOCUMENT AND ANY DIVISION BY TRADE OR OTHER DESIGNATION IS CONSIDERED GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

ASE PK-5 EXPANSION
13201 Lomas Blvd NE, Albuquerque, NM, USA

OWNER
ALBUQUERQUE SCHOOL OF EXCELLENCE

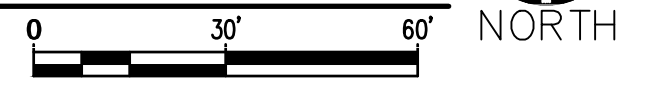


HATCH LEGEND

[Hatched Box]	GROUNDCOVER MULCH (TO BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH).
[Square]	ACCENT BOULDER

B1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

LOMAS BLVD.



CITY LANDSCAPE ORDINANCE COMPLIANCE

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
- NO SPRAY IRRIGATION IS PROPOSED.
 - PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
 - THIS PLAN HAS NO TURF OR HIGH WATER USE LANDSCAPING.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW FLOW EMITTERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE PER DETAIL A1/LP501 TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
 - TREES SHALL BE INSTALLED PER DETAIL A4/LP501.
 - SHRUBS SHALL BE INSTALLED PER DETAIL A3/LP501.
 - GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.

CITY LANDSCAPE ORDINANCE COMPLIANCE – CONTINUED

- LANDSCAPE CALCULATIONS:**
- TOTAL LOT AREA: 219,542 SF
LESS TOTAL BUILDING AREA: 76,129 SF
NET LOT AREA: 143,413 SF
 - REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET LOT AREA) – [5-6(C)(2)]: 21,512 SF
PROVIDED LANDSCAPE AREA: 26,950 SF (18.8% OF NET LOT AREA)
 - REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRED LANDSCAPE AREA) – [5-6(C)(2)(C)]: 16,134 SF
PROVIDED VEGETATIVE COVERAGE: 23,383 SF (145% OF REQUIRED TOTAL COVERAGE)
 - REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF TOTAL VEGETATIVE COVERAGE) – [5-6(C)(2)(C)]: 5,378 SF
PROVIDED GROUND LEVEL VEGETATIVE COVERAGE: 5,380 SF (100% OF REQUIRED TOTAL COVERAGE)
 - REQUIRED STREET TREES – [5-6(D)(1)]:
15 (440 LF ALONG TRAMWAY RD, TREES AVERAGE 30' O.C.)
16 (458 LF ALONG LOMAS BLVD, TREES AVERAGE 30' O.C.)
PROVIDED STREET TREES:
15 TREES ALONG TRAMWAY RD.
16 TREES ALONG LOMAS BLVD.
 - REQUIRED PARKING LOT INTERIOR LANDSCAPE – [5-6(F)(2)]:
11,387 SF (15% MINIMUM OF PARKING LOT AREAS CONTAINING 50 OR MORE SPACES)
PROVIDED PARKING LOT INTERIOR LANDSCAPE:
12,079 SF (106% OF PARKING LOT INTERIOR LANDSCAPE)
 - REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES – [5-6(F)(2)(C)]:
134 TOTAL SPACES
14 REQUIRED TREES
PROVIDED PARKING LOT TREES PROVIDED:
52 TREES

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECID./EV.	COVERAGE
SHADE TREES									
AE	ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	38	2" CAL., 12'-14' HT.	B&B	40' HT. X 35' SPD.	M	D	962 SF.
AC	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' 20	2	2" CAL., 10'-12' HT.	B&B	50' HT. X 40' SPD.	M	D	1256 SF.
GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	7	2" CAL., 8'-10' HT.	B&B	25' HT. X 20' SPD.	M	D	315 SF.
DW	DESERT WILLOW	CHILOPSIS LINEARIS 'BUBBA'	20	2" CAL., 8'-10' HT.	B&B	25' HT. X 20' SPD.	RW	D	315 SF.
BO	BURR OAK	QUERCUS MACROCARPA	6	2" CAL., 10'-12' HT.	B&B	40' HT. X 35' SPD.	M	D	1256 SF.
EVERGREEN TREES									
AFP	AFGHAN PINE	PINUS ELДАРICA	4	5'-7' HT.	B&B	40' HT. X 20' SPD.	M	E	315 SF.
SHRUBS/GROUNDCOVERS									
RY	RED YUCCA	HESPERALOE PARVIFOLIA	59	MIN. 18" HT.	5 GAL	3' HT. X 3' SPD.	L	E	7 SF.
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	30	MIN. 8" HT.	5 GAL	3' HT. X 3' SPD.	L	E	7 SF.
GS	GIANT SACATON	SPOROBOLUS WRIGHTII	40	MIN. 18" HT.	1 GAL	5' HT. X 5' SPD.	M	D	20 SF.
CH	CHAMISA	ERICAMERIA NAUSEOSUS	18	MIN. 6" HT.	1 GAL	5' HT. X 7' SPD.	RW	D	40 SF.
BB	BUTTERFLY BUSH	BUDDLEIA DAVIDII 'BLACK KNIGHT'	7	MIN. 12" HT.	1 GAL	6' HT. X 6' SPD.	M	D	30 SF.
BM	BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS 'BLUE MIST'	25	MIN. 12" HT.	5 GAL	3' HT. X 3' SPD.	L	D	7 SF.
BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	48	MIN. 10" SPD.	5 GAL	12" HT. X 6' SPD.	M	E	30 SF.
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	47	MIN. 12" SPD.	5 GAL	2' HT. X 6' SPD.	L	D	30 SF.

UPDATED SET AS 05/28/2020

MARK	DATE	DESCRIPTION
1	190753	
2	06/29/2020	
3	KA	
4	AZ	

SHEET TITLE

LANDSCAPE PLAN

LP101

CONSULTANTS

MRWM

LANDSCAPE ARCHITECTS

mrwmla.com 505 268 2266

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ASE PK-5 EXPANSION

13201 Lomas Blvd NE, Albuquerque, NM, USA

OWNER

ALBUQUERQUE SCHOOL OF EXCELLENCE

UPDATED SET AS 05/28/2020

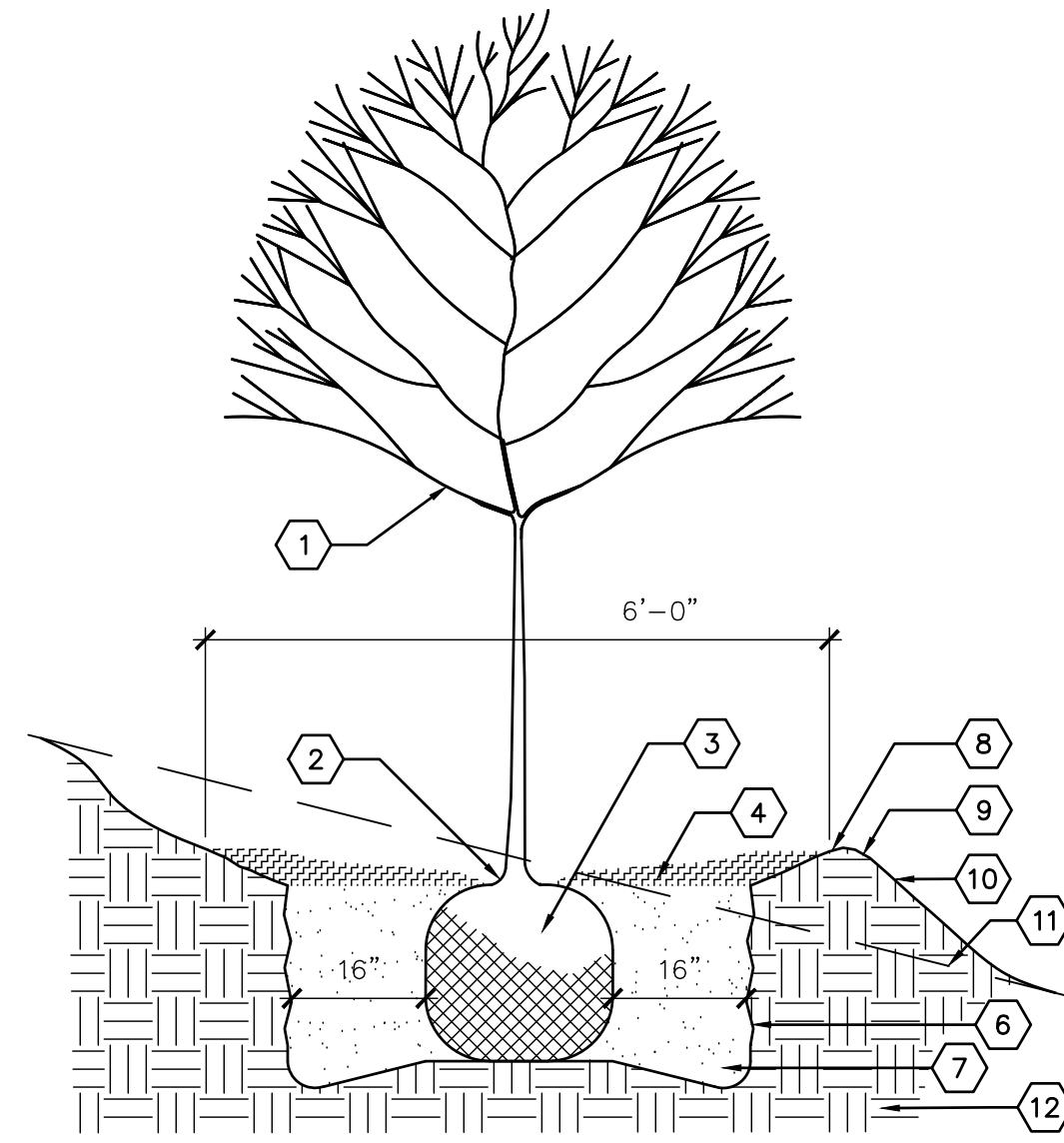
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MARK	DATE	DESCRIPTION
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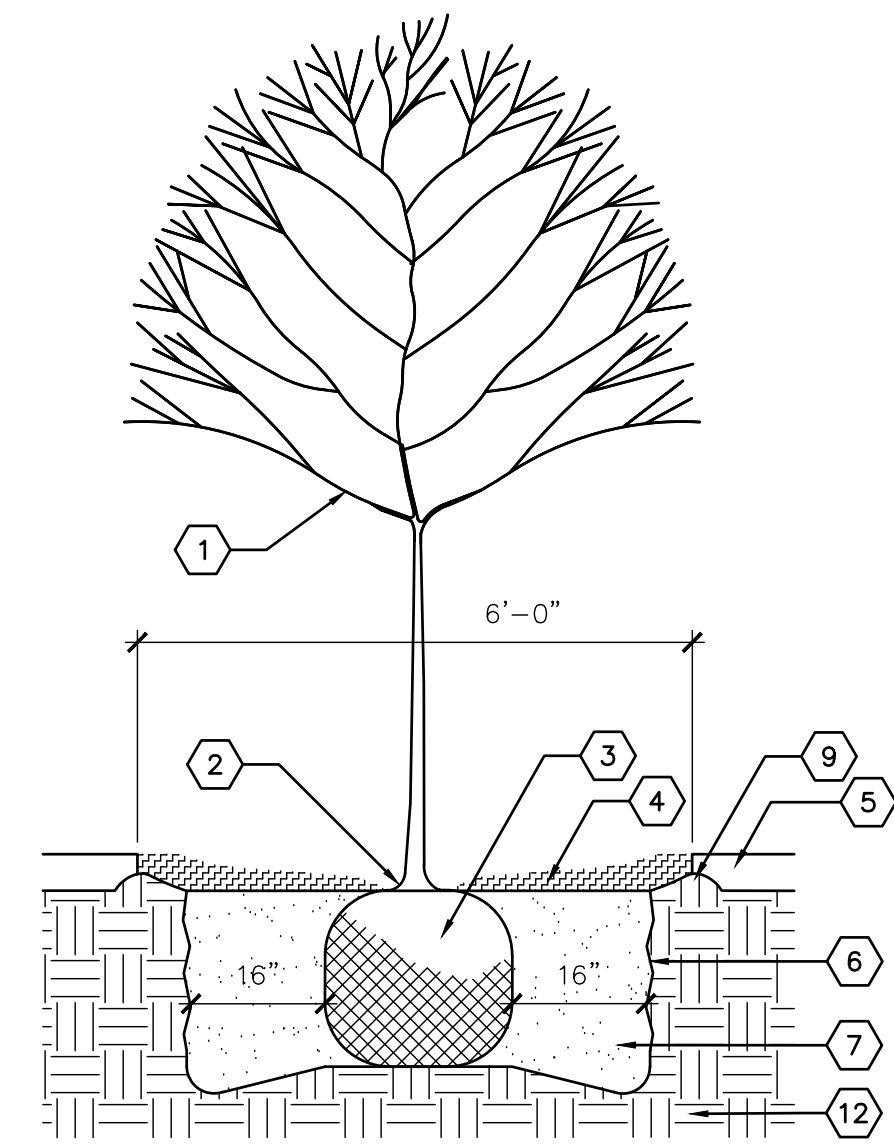
SHEET TITLE

LANDSCAPE DETAILS

LP501



TREE PLANTING ON SLOPE

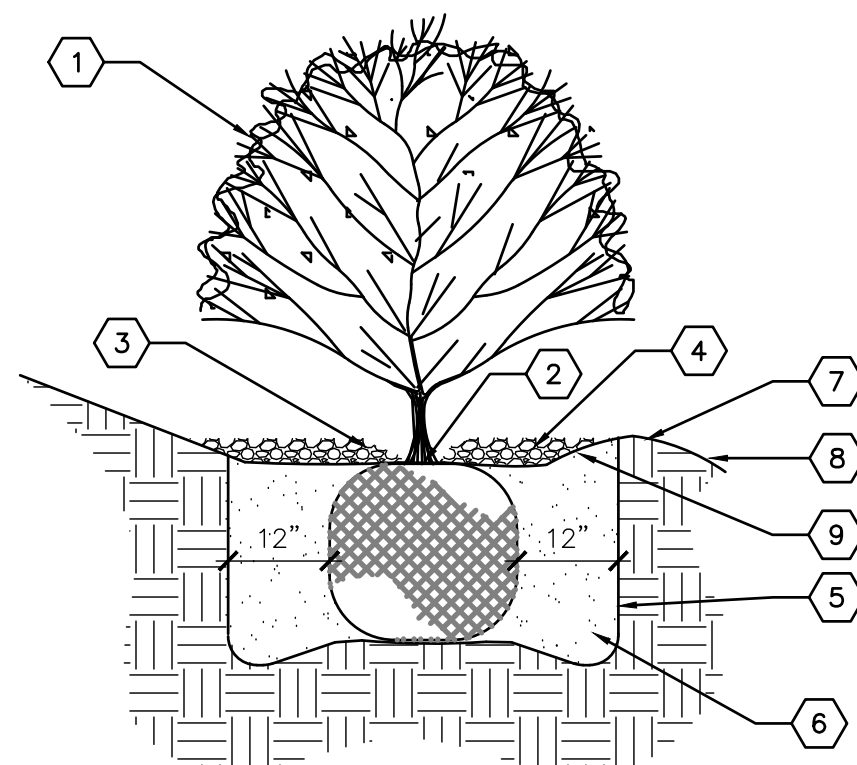


KEYED NOTES

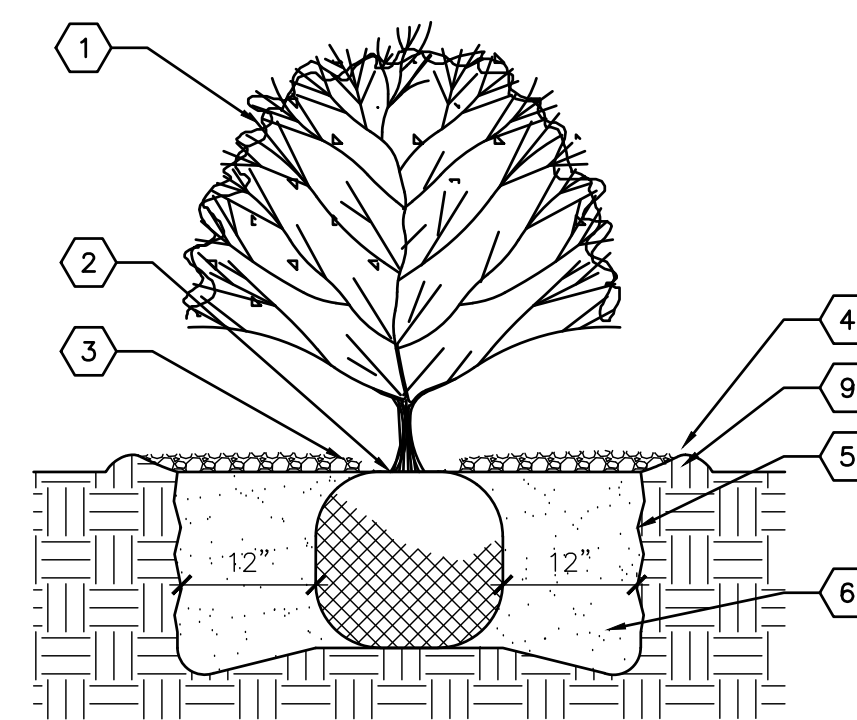
- TREE LOCATION AND SPECIES PER PLAN.
- REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE AND HELD BACK 2" FROM TREE TRUNK. MULCH SHALL BE HELD BACK 4"-6" FROM TREE TRUNK.
- PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
- PROVIDE 6' DIAMETER AREA OF SHREDDED WOOD MULCH AT 2" DEPTH AT BASE OF EACH TREE. WHERE SPACE DOESN'T PERMIT 6' DIAMETER, PROVIDE MAXIMUM DIAMETER OF BARK MULCH UP TO 6'.
- MATERIAL VARIES - SEE PLAN.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
- BACKFILL AND SOIL AMENDMENTS (SEE SPECIFICATIONS). THOROUGHLY MIX BACKFILL AND AMENDMENTS PRIOR TO INSTALLATION.
- SMOOTHLY TAPER SLOPE TO FORM TREE WELL.
- EARTHEN BERM, 6" HEIGHT.
- PROPOSED GRADE
- EXISTING GRADE
- UNDISTURBED SUBGRADE

A4 TREE PLANTING

SCALE: N.T.S.



SHRUB PLANTING ON SLOPE

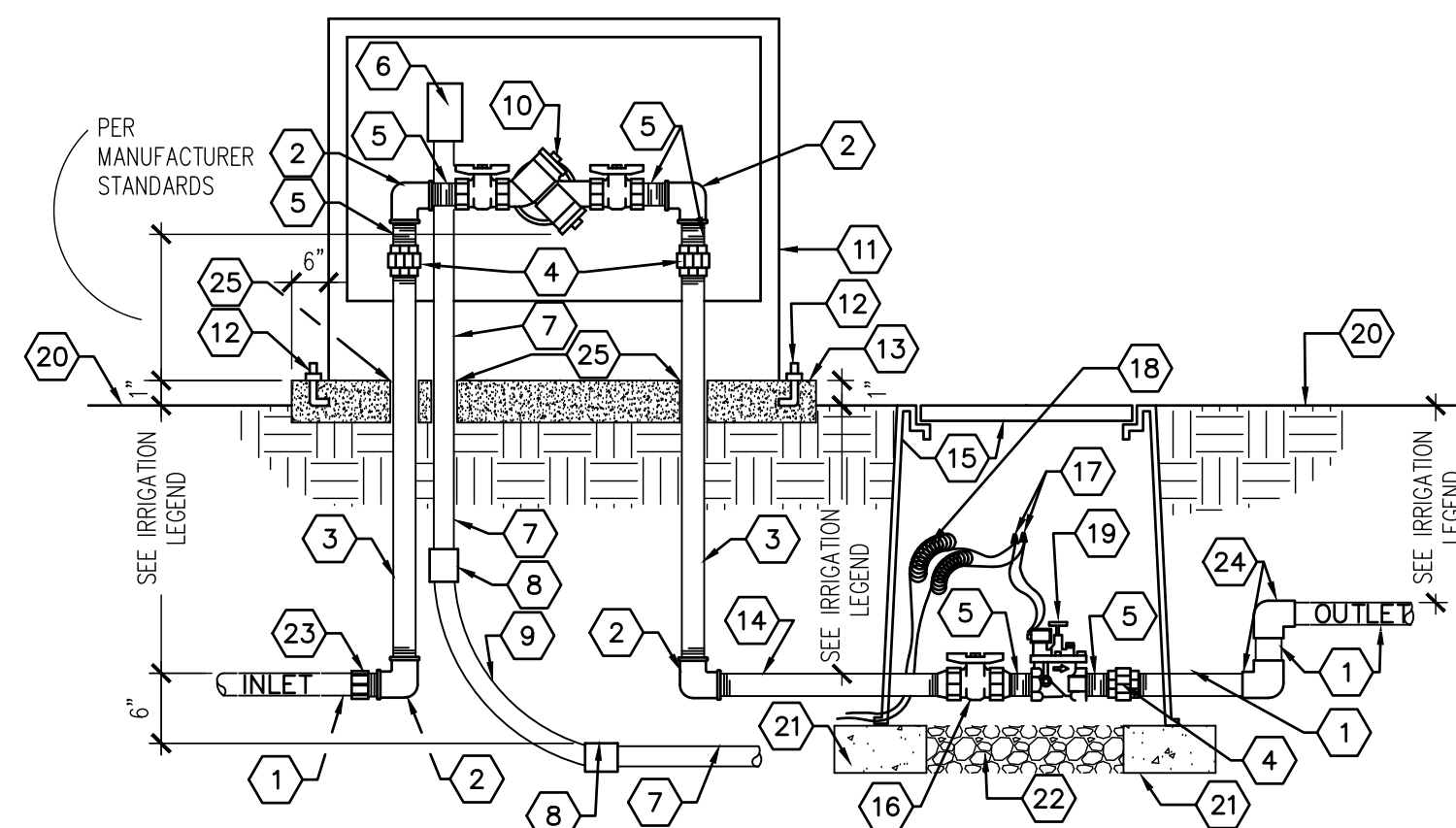


KEYED NOTES

- SHRUB LOCATION AND SPECIES AS PER PLAN.
- PLANT AT SAME DEPTH MAINTAINED AT NURSERY.
- HOLD MULCH BACK 2" FROM SHRUB STEM(S).
- 2" DEPTH SHREDDED MULCH WITHIN SHRUB WELL. WHEN SHOWN WITHIN PLANTING BEDS WITH GRAVEL MULCH, EXCLUDE SHREDDED WOOD MULCH AND FEATHER GRAVEL MULCH TO 2" DEPTH ON TOP OF ROOT BALL.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
- BACKFILL AND SOIL AMENDMENTS (SEE SPECIFICATIONS).
- PROPOSED GRADE.
- SMOOTHLY TAPER SLOPE TO FORM SHRUB WELL.
- EARTHEN BERM 6" HEIGHT.

A3 SHRUB PLANTING

SCALE: N.T.S.



KEYED NOTES

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| 1. PVC MAINLINE - SEE SPECS. | 14. GALVANIZED NIPPLE - 36" LENGTH. |
| 2. GALVANIZED ELBOW. | 15. VALVE BOX W/ 8" EXTENSIONS AS REQUIRED. |
| 3. GALVANIZED NIPPLE, LENGTH AS REQUIRED. | 16. SPEARS TRUE UNION SCH. 80 PVC BALL VALVE. |
| 4. GALVANIZED UNION. | 17. WATERPROOF WIRE SPLICE. |
| 5. GALVANIZED NIPPLE - 3" LENGTH. | 18. 36" WIRE LOOPS. |
| 6. JUNCTION BOX FOR HEAT TAPE. | 19. MASTER VALVE - SEE SPECS. |
| 7. RIGID CONDUIT. | 20. FINISH GRADE. |
| 8. WATER TIGHT CONNECTOR. | 21. SOLID CMU BLOCK, FOUR PER BOX. |
| 9. RIGID SWEEP ELL. | 22. 6" DEPTH OF 1" WASHED GRAVEL WITH 2" CLEARANCE TO BOTTOM OF VALVE ASSEMBLY. |
| 10. REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y, OR EQUAL. | 23. SCH 40 PVC MALE ADAPTER. |
| 11. INSULATED ENCLOSURE - SEE SPECS. | 24. MAIN LINE ELL, 90 DEGREE. |
| 12. 1/2" X 6" ANCHOR BOLTS, FOUR PER BOX. | 25. PVC SLEEVE. |
| 13. 3000 PSI CONCRETE PAD, 6" THICK WITH TOOLED EDGES. | |

GENERAL NOTES

- CONTRACTOR SHALL SUPPLY AND INSTALL WINTERGARD WET H612 HEAT CABLE AROUND EXPOSED PIPES AND BACKFLOW PREVENTER. MINIMUM 1:3 SPIRALING RATIO.

A1 BACKFLOW PREVENTER & MASTER VALVE ASSEMBLY

SCALE: N.T.S.