

(505) 858-3100

www.tierrawestllc.com

RONALD R. BOHANNAN

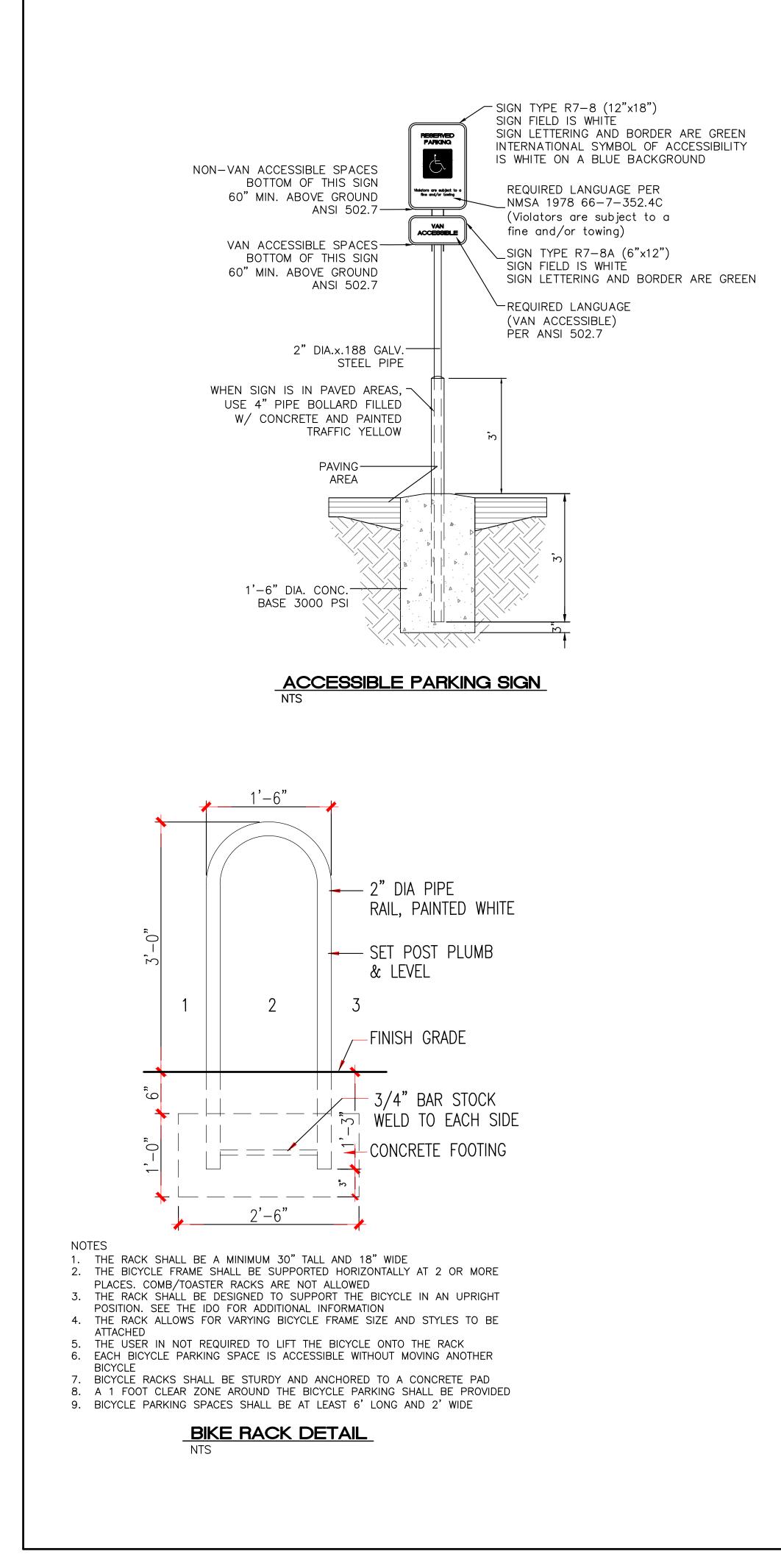
P.E. #7868

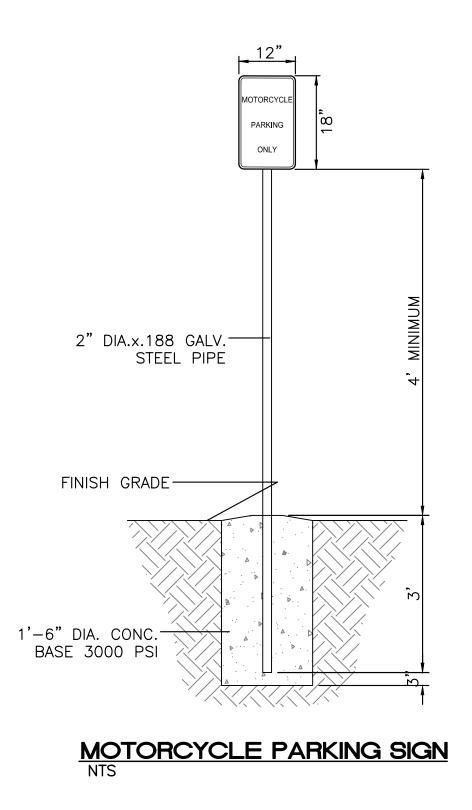
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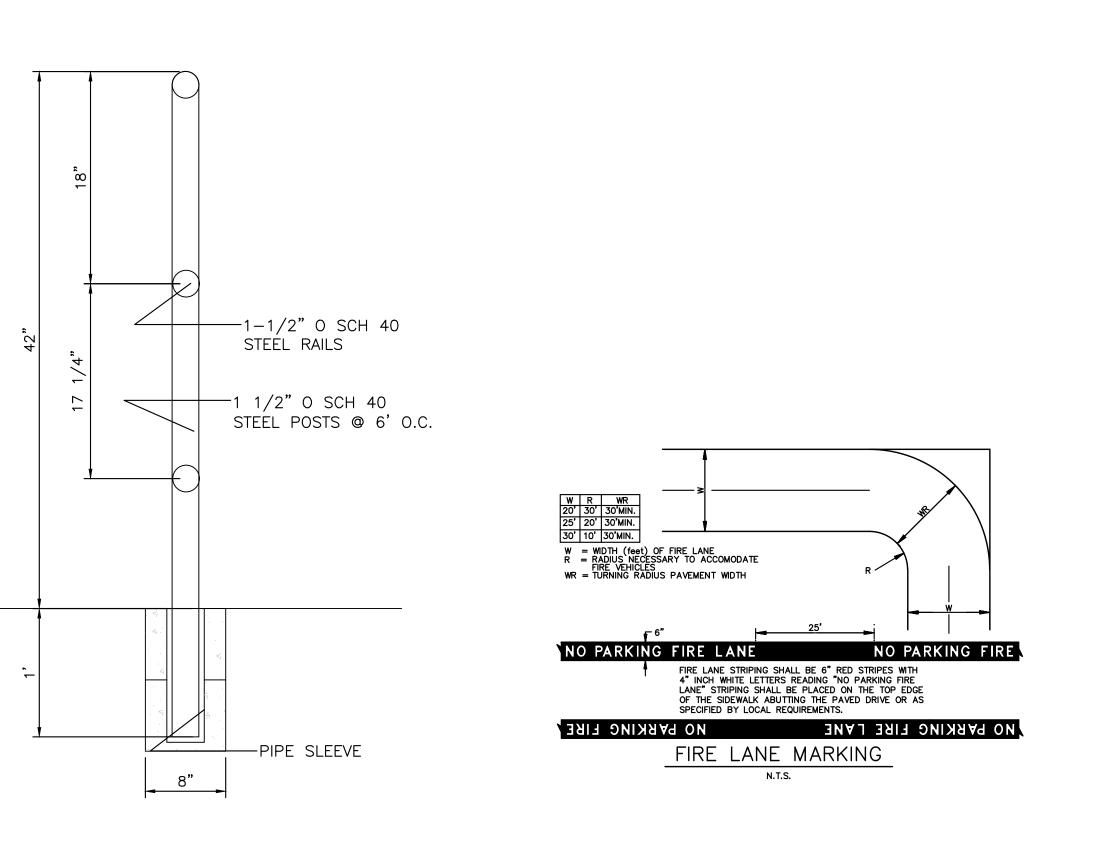
2019068

LINE 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

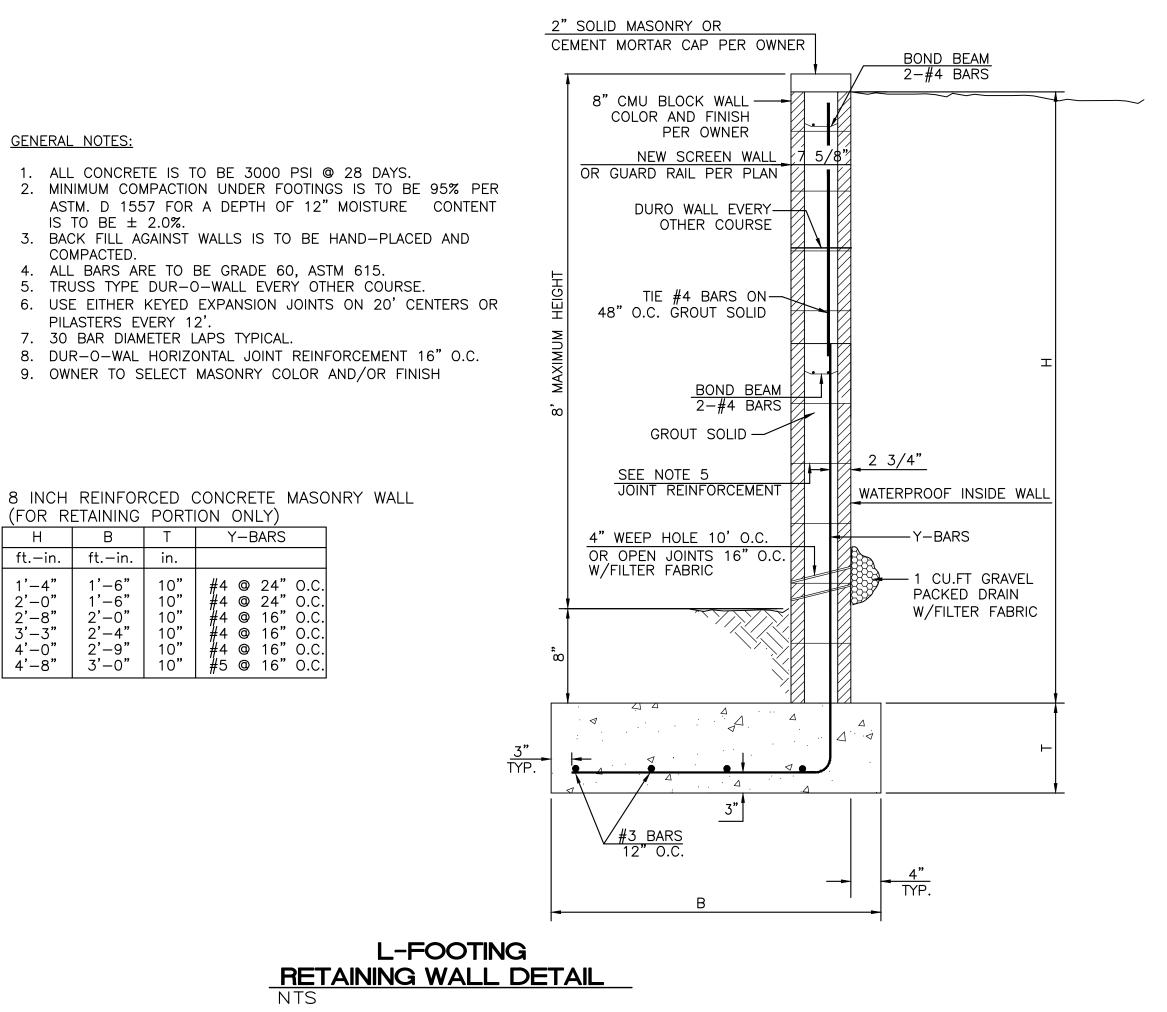
CURVE TABLE						
JRVE	DELTA	RADIUS	LENGTH			
C1	58 <b>°</b> 27'34"	79.97	81.60			
C2	58°27'24"	119.96	122.39			
C3	93 <b>°</b> 06'15"	24.99	40.61			
C4	19 <b>°</b> 28'13"	90.50	30.75			
C5	17 <b>°</b> 36'32"	156.25	48.02			







NTS



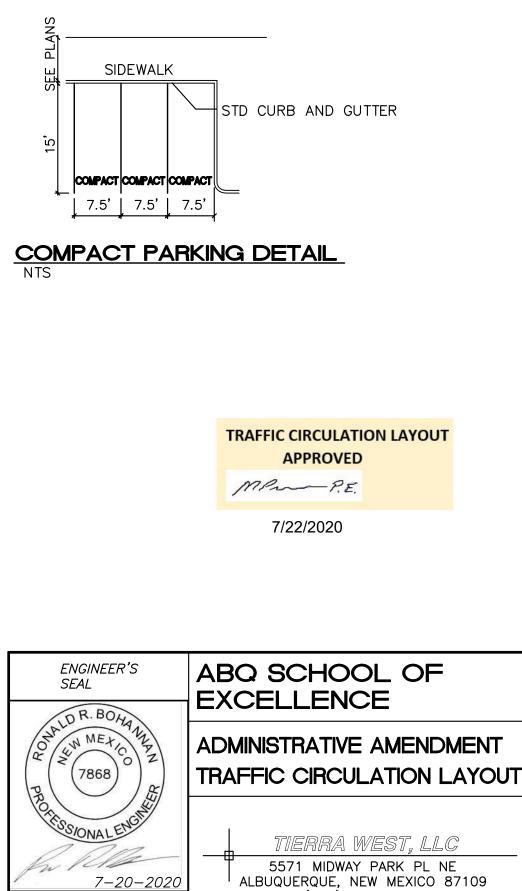
**GENERAL NOTES:** 

- 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND
- 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.

8 INCH REINFORCED CONCRETE MASONRY WALL

Н	В	Т	Y-BARS
ft.—in.	ft.—in.	in.	
1'-4" 2'-0" 2'-8" 3'-3" 4'-0" 4'-8"	1'-6" 1'-6" 2'-0" 2'-4" 2'-9" 3'-0"	10" 10" 10" 10" 10" 10"	#4 @ 24" O.C. #4 @ 24" O.C. #4 @ 16" O.C. #4 @ 16" O.C. #4 @ 16" O.C. #5 @ 16" O.C.





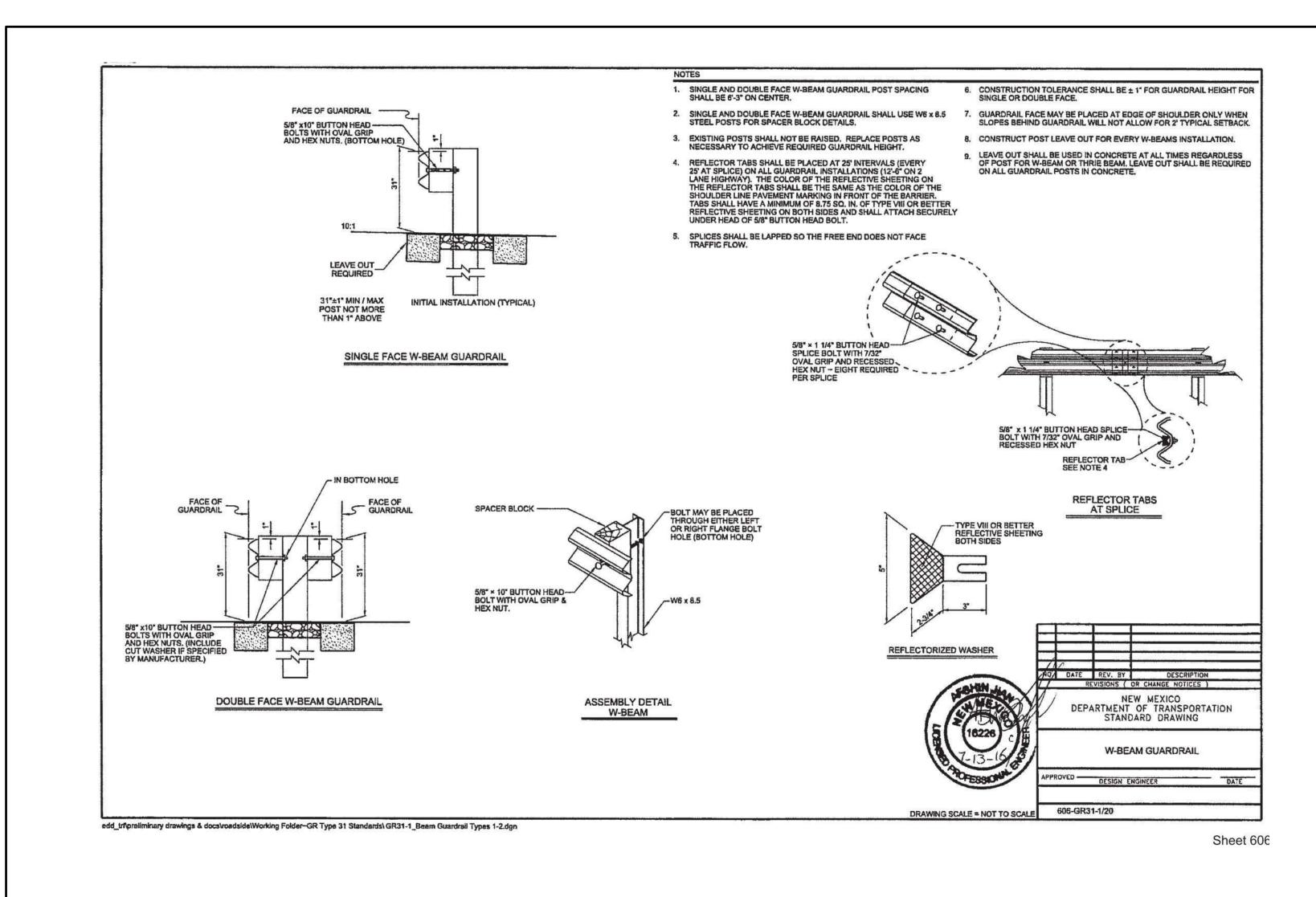
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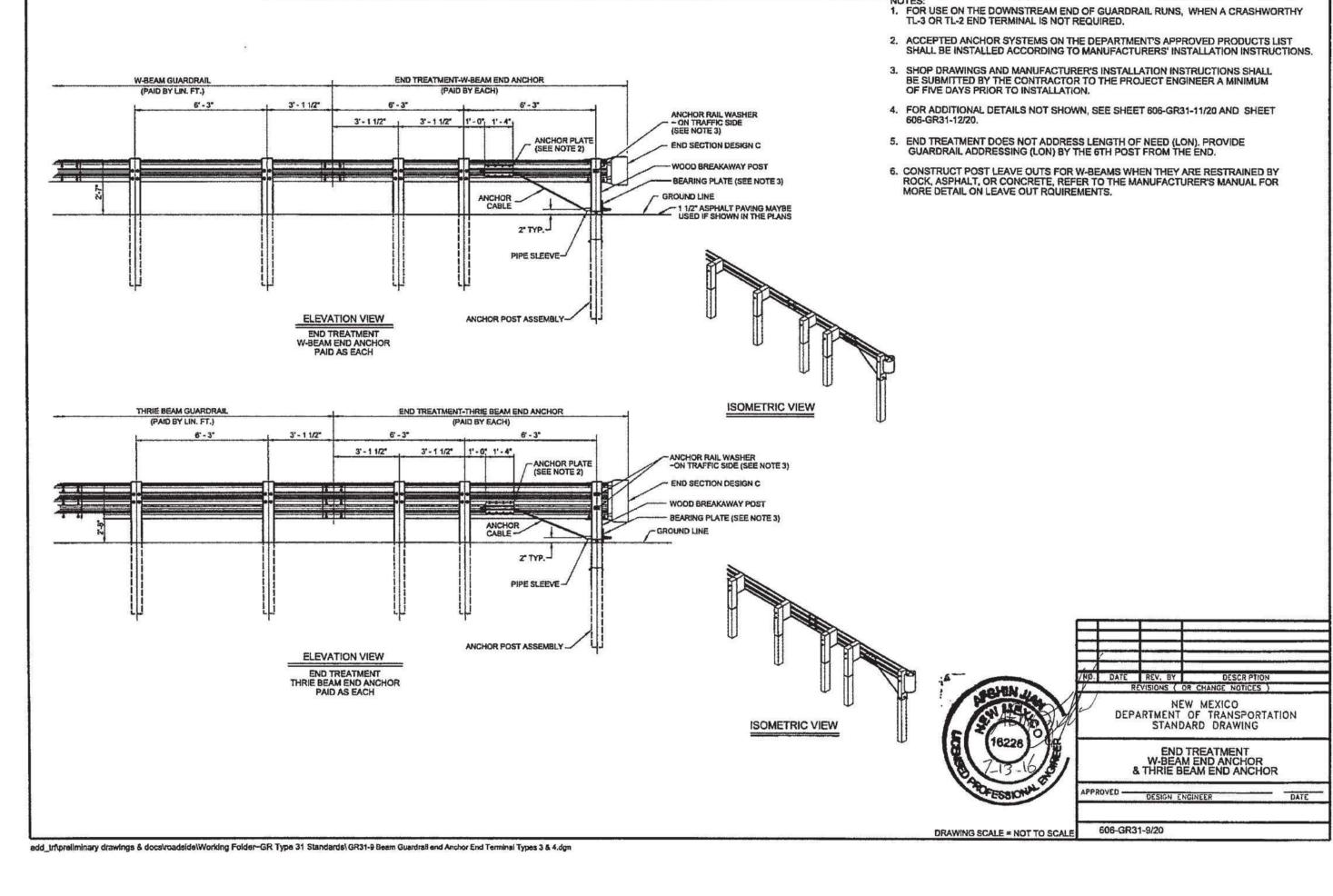
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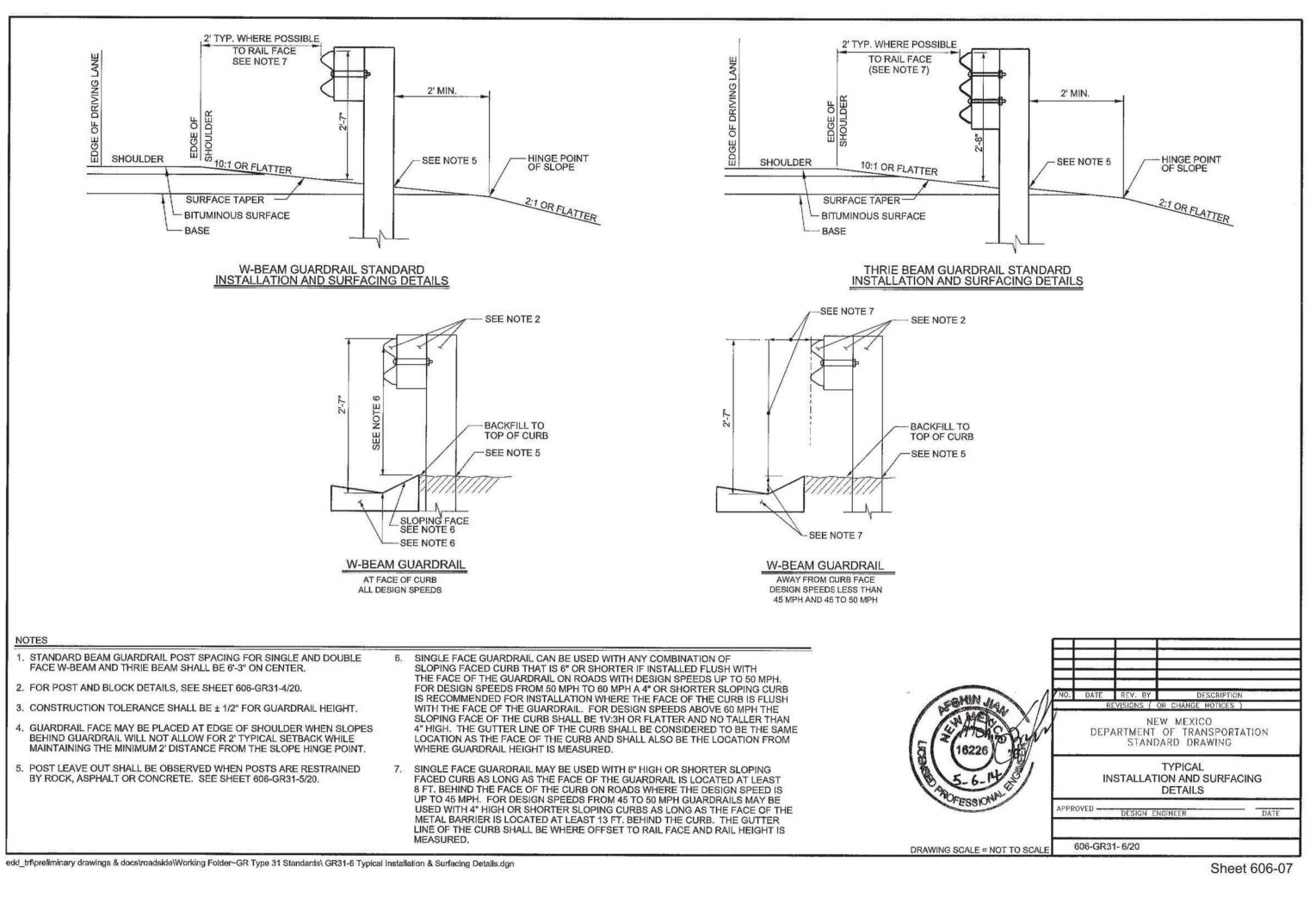
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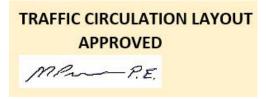
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DRAWN BY pm DATE 7-20-2020 DRAWING 2019068-SP SHEET # SP-2 JOB # 2019068



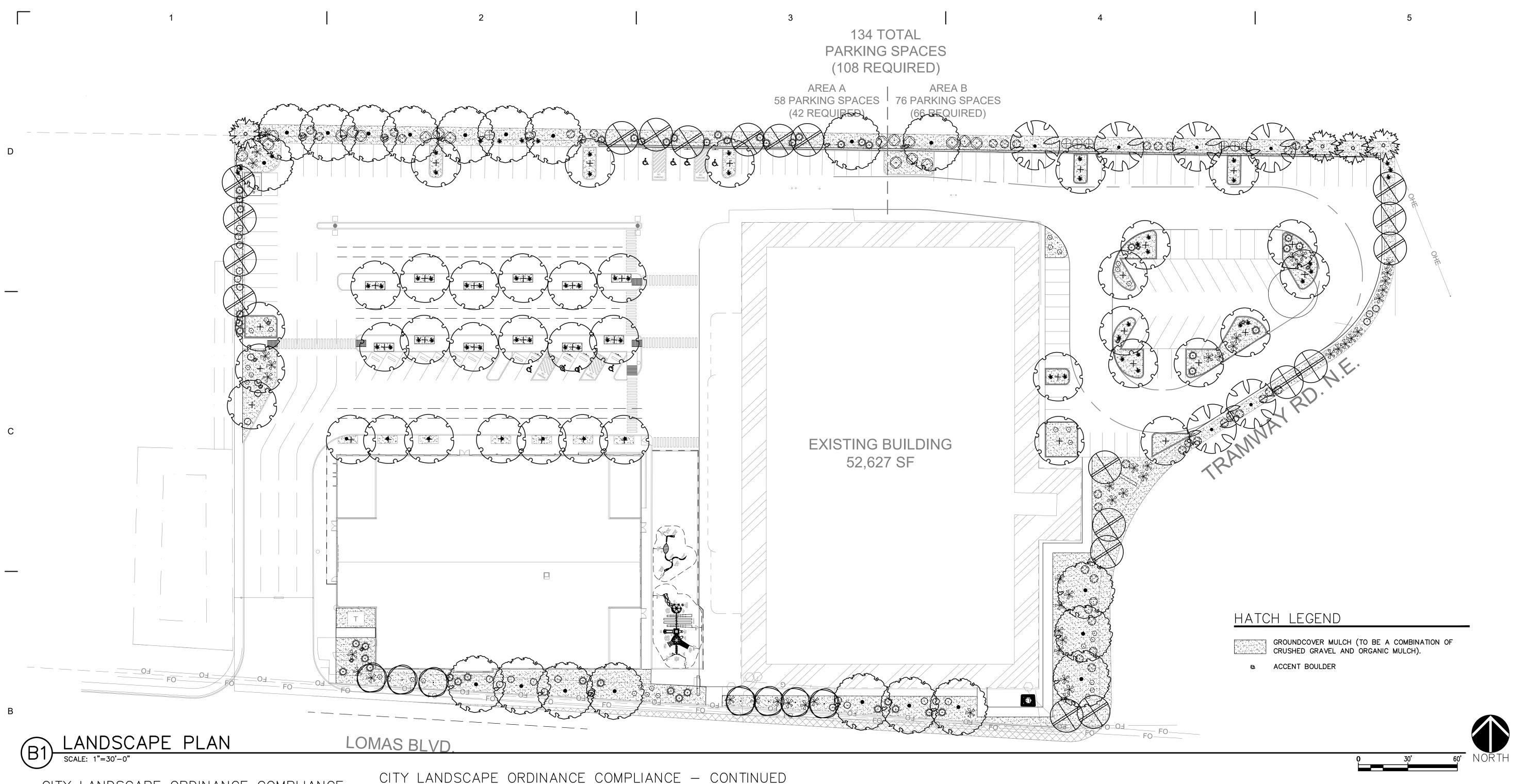






7/22/2020

ENGINEER'S SEAL	ABQ SCHOOL OF EXCELLENCE	DRAWN BY pm		
NALD R. BOHANNE	ADMINISTRATIVE AMENDMENT	<i>DATE</i> 7–20–2020		
PROFILESCIAL CONTRACTOR	TRAFFIC CIRCULATION LAYOUT	<i>DRAWING</i> 2019068-SP		
		SHEET #		
7-20-2020	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	SP-3		
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB                                    </i>		



# CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE: THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE: 1. NO SPRAY IRRIGATION IS PROPOSED.

- 2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
- 3. THIS PLAN HAS NO TURF OR HIGH WATER USE LANDSCAPING.
- 4. 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.
- 5. TREES SHALL BE INSTALLED PER DETAIL A4/LP501.
- 6. SHRUBS SHALL BE INSTALLED PER DETAIL A3/LP501.
- 7. 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.

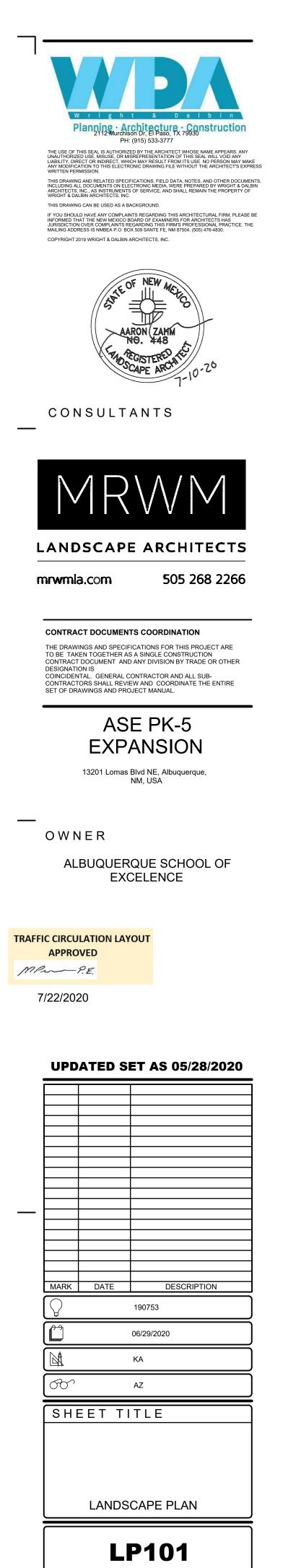
LANDSCAPE CALCULATIONS:

- TOTAL LOT AREA: 219,542 SF <u>LESS TOTAL BUILDING AREA: 76,129 SF</u> NET LOT AREA: 143,413 SF
- REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET 21,512 SF • PROVIDED LANDSCAPE AREA: 26,950 SF (18.8% OF NET LOT AREA)
- REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRE • [<u>5-6(C)(2)(C)</u>]: 16,134 SF
- PROVIDED VEGETATIVE COVERAGE: 23,383 SF (145% OF REQUIRED TOTAL COVERAGE) REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (2
- <u>COVERAGE) [5–6(C)(2)(C)]:</u> 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 16 (458 LF ALONG LOMAS BLVD, TREES AVERAGE PROVIDED STREET TREES: 15 TREES ALONG TRAMWAY RD. 16 TREES ALONG LOMAS BLVD.
- REQUIRED PARKING LOT INTERIOR LANDSCAPE [5 11,387 SF (15% MINIMUM OF PARKING LOT AREAS SPACES) PROVIDED PARKING LOT INTERIOR LANDSCAPE: 12,079 SF (106% OF PARKING LOT INTERIOR LANDS)
- REQUIRED PARKING LOT TREES AT ONE TREE PER 134 TOTAL SPACES • 14 REQUIRED TREES PROVIDED PARKING LOT TREES PROVIDED: 52 TREES

Α

	K K	EY COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECID./E	EV. COVERAG
<u>T LOT AREA) – [5–6(C)(2)]:</u>	t d s	HADE TREES								
	A A	E ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	38	2" CAL., 12'—14' HT	. В&В	40' HT. X 35' SPD.	М	D	962 SF.
<u>ED LANDSCAPE AREA) –</u>	A	C ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MOF	RTON' 20	2" CAL., 10'—12' HT	. В&В	50' HT. X 40' SPD.	М	D	1256 SF.
	Strand G	RT GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	7	2" CAL., 8'–10' HT.	B&B	25' HT. X 20' SPD.	М	D	315 SF.
		W DESERT WILLOW	CHILOPSIS LINEARIS 'BUBBA'	20	2" CAL., 8'–10' HT.	B&B	25' HT. X 20' SPD.	RW	D	315 SF.
	G G B	D BURR OAK	QUERCUS MACROCARPA	6	2" CAL., 10'—12' HT	. В&В	40' HT. X 35' SPD.	М	D	1256 SF.
25% OF TOTAL VEGETATIVE	5									
	* /	VERGREEN TREES			_1 _1				_	
	A The second sec	FP AFGHAN PINE	PINUS ELDARICA	4	5'—7'HT.	B&B	40' HT. X 20' SPD.	М	E	315 SF.
	<u>S</u>	HRUBS/GROUNDCOVERS								
30' O.C.) 30' O.C.)		Y RED YUCCA	HESPERALOE PARVIFOLIA	59	MIN. 18" HT.	5 GAL	3' HT. X 3' SPD.	L	Е	7 SF.
	ं Т	3 TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	30	MIN. 8" HT.	5 GAL	3' HT. X 3' SPD.	L	Е	7 SF
	୍ରି ଓ		SPOROBOLUS WRIGHTII	40	MIN. 18" HT.	1 GAL	5'HT. X 5'SPD.	М	D	20 SF
<u>6(F)(2)]:</u>	🕑 c	H CHAMISA	ERICAMERIA NAUSEOSUS	18	MIN. 6"HT.	1 GAL	5' HT. X 7' SPD.	RW	D	40 SF
CONTAINING 50 OR MORE	в	B BUTTERFLY BUSH	BUDDLEIA DAVIDII 'BLACK KNIGHT'	7	MIN. 12" HT.	1 GAL	6'HT.X 6'SPD.	М	D	30 SF
	Э В	M BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS 'BLUE N	IST' 25	MIN. 12" HT.	5 GAL	3' HT. X 3' SPD.	L	D	7 SF
CAPE)	Ж В	CJ BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP	<b>'</b> 48	MIN. 10" SPD.	5 GAL	12" HT. X 6' SPD.	М	Е	30 SF
<u>TEN_SPACES – [5–6(F)(2)(C)]:</u>	ية G	_S GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	47	MIN. 12" SPD.	5 GAL	2' HT. X 6' SPD.	L	D	30 SF

	GROUNDCOVER MULCH (TO BE A COMBINATION O CRUSHED GRAVEL AND ORGANIC MULCH).	F
Ø	ACCENT BOULDER	



D

## BACKFLOW PREVENTER & MASTER VALVE ASSEMBLY (A1) SCALE: N.T.S.

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

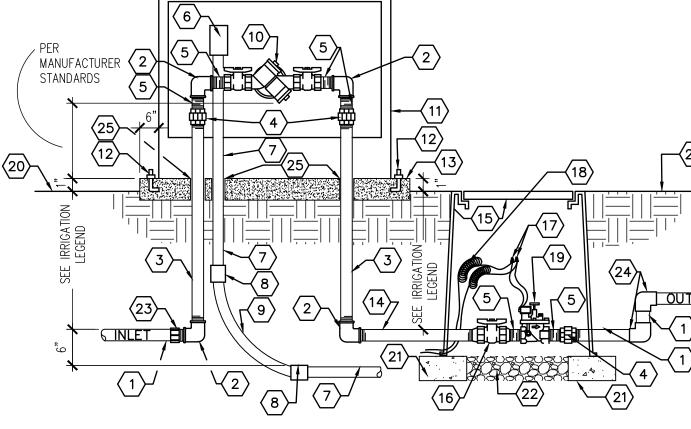
# GENERAL NOTES

- WITH TOOLED EDGES.
- 13. 3000 PSI CONCRETE PAD, 6" THICK
- 11. INSULATED ENCLOSURE SEE SPECS. 12. 1/2" X 6" ANCHOR BOLTS, FOUR PER BOX.
- 10. REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y, OR EQUAL.
- WATERTIGHT CONNECTOR. RIGID SWEEP ELL.
- JUNCTION BOX FOR HEAT TAPE. RIGID CONDUIT.
- GALVANIZED UNION. GALVANIZED NIPPLE- 3" LENGTH.
- GALVANIZED NIPPLE, LENGTH AS REQUIRED.
- PVC MAINLINE SEE SPECS. GALVANIZED ELBOW.

## ⊘ KEYED NOTES



- 23. SCH 40 PVC MALE ADAPTER.24. MAIN LINE ELL, 90 DEGREE. 25. PVC SLEEVE.
- CLEARANCE TO BOTTOM OF VALVE ASSEMBLY.
- 20. FINISH GRADE. 21. SOLID CMU BLOCK, FOUR PER BOX. 22. 6" DEPTH OF 1" WASHED GRAVEL WITH 2"
- 18. 36" WIRE LOOPS. 19. MASTER VALVE - SEE SPECS.
- BALL VALVE. 17. WATERPROOF WIRE SPLICE.
- VALVE BOX W/ 8" EXTENSIONS AS REQUIRED.
  SPEARS TRUE UNION SCH. 80 PVC
- 14. GALVANIZED NIPPLE 36" LENGTH.

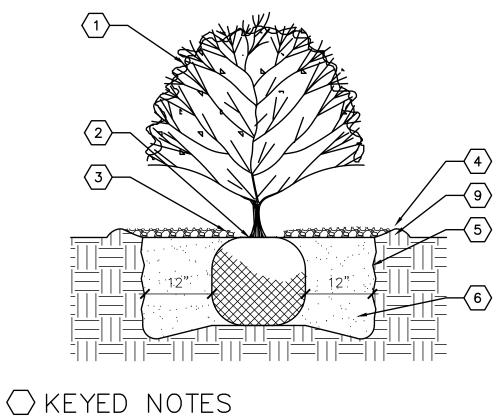


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## 8. SMOOTHLY TAPER SLOPE TO FORM SHRUB WELL. 9. EARTHERN BERM 6" HEIGHT. SHRUB PLANTING (A3) SCALE: N.T.S.

7. PROPOSED GRADE.



4. 2" DEPTH SHREDDED MULCH WITHIN SHRUB WELL. WHEN SHOWN WITHIN

AND FEATHER GRAVEL MULCH TO 2" DEPTH ON TOP OF ROOT BALL.

5. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.

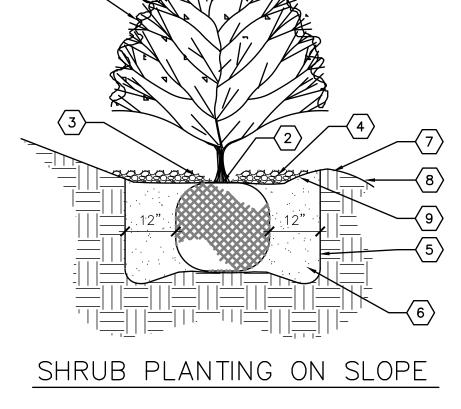
6. BACKFILL AND SOIL AMENDMENTS (SEE SPECIFICATIONS).

PLANTING BEDS WITH GRAVEL MULCH, EXCLUDE SHREDDED WOOD MULCH

1. SHRUB LOCATION AND SPECIES AS PER PLAN.

3. HOLD MULCH BACK 2" FROM SHRUB STEM(S).

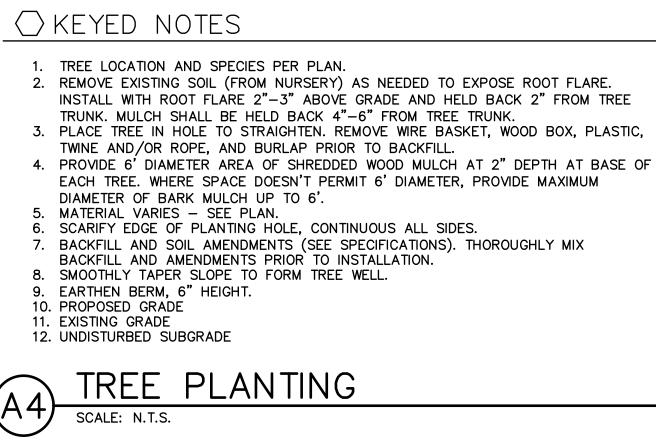
2. PLANT AT SAME DEPTH MAINTAINED AT NURSERY.

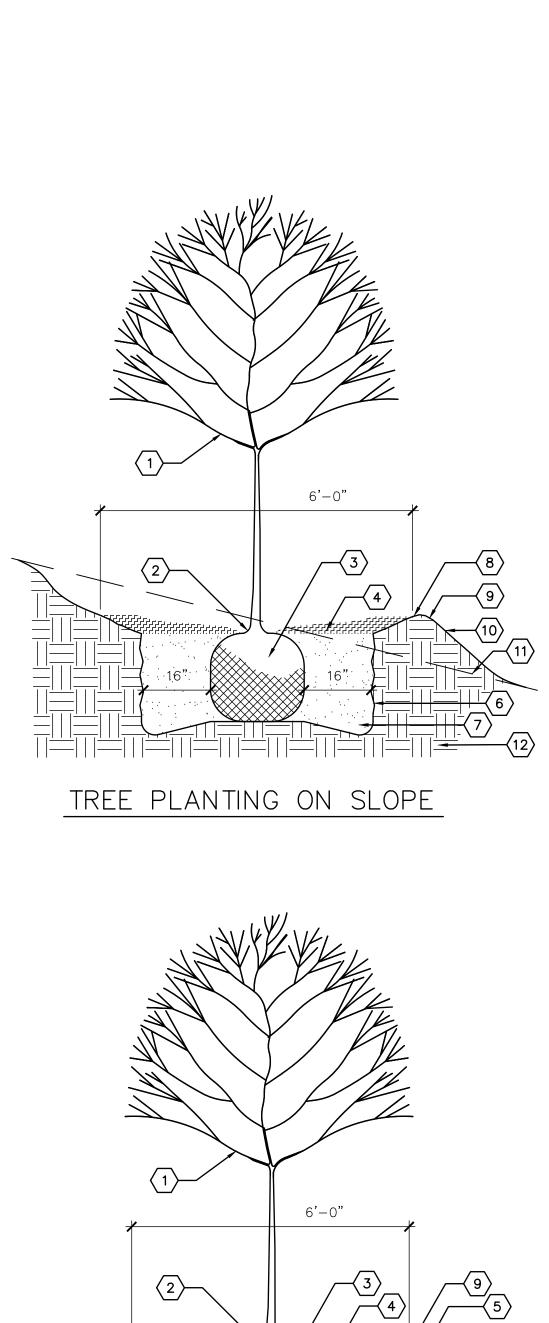


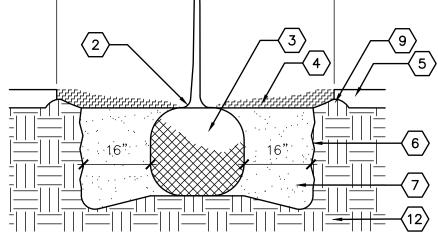
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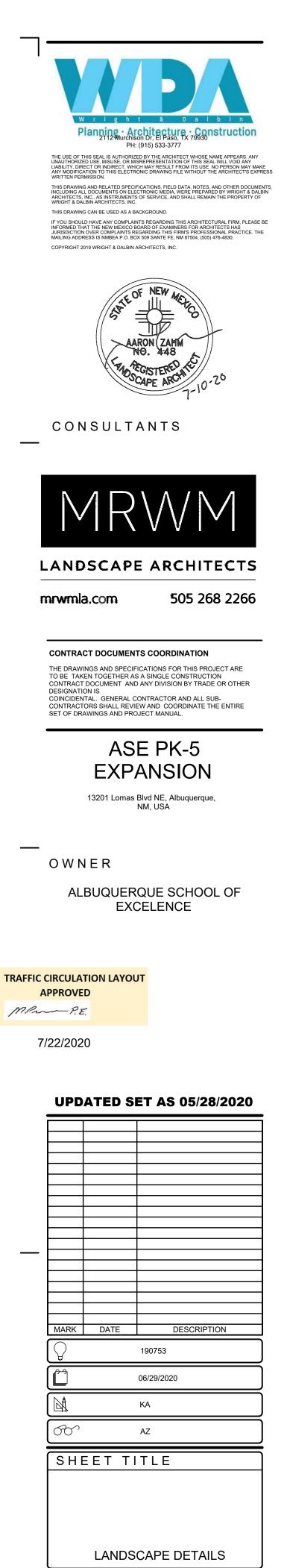


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