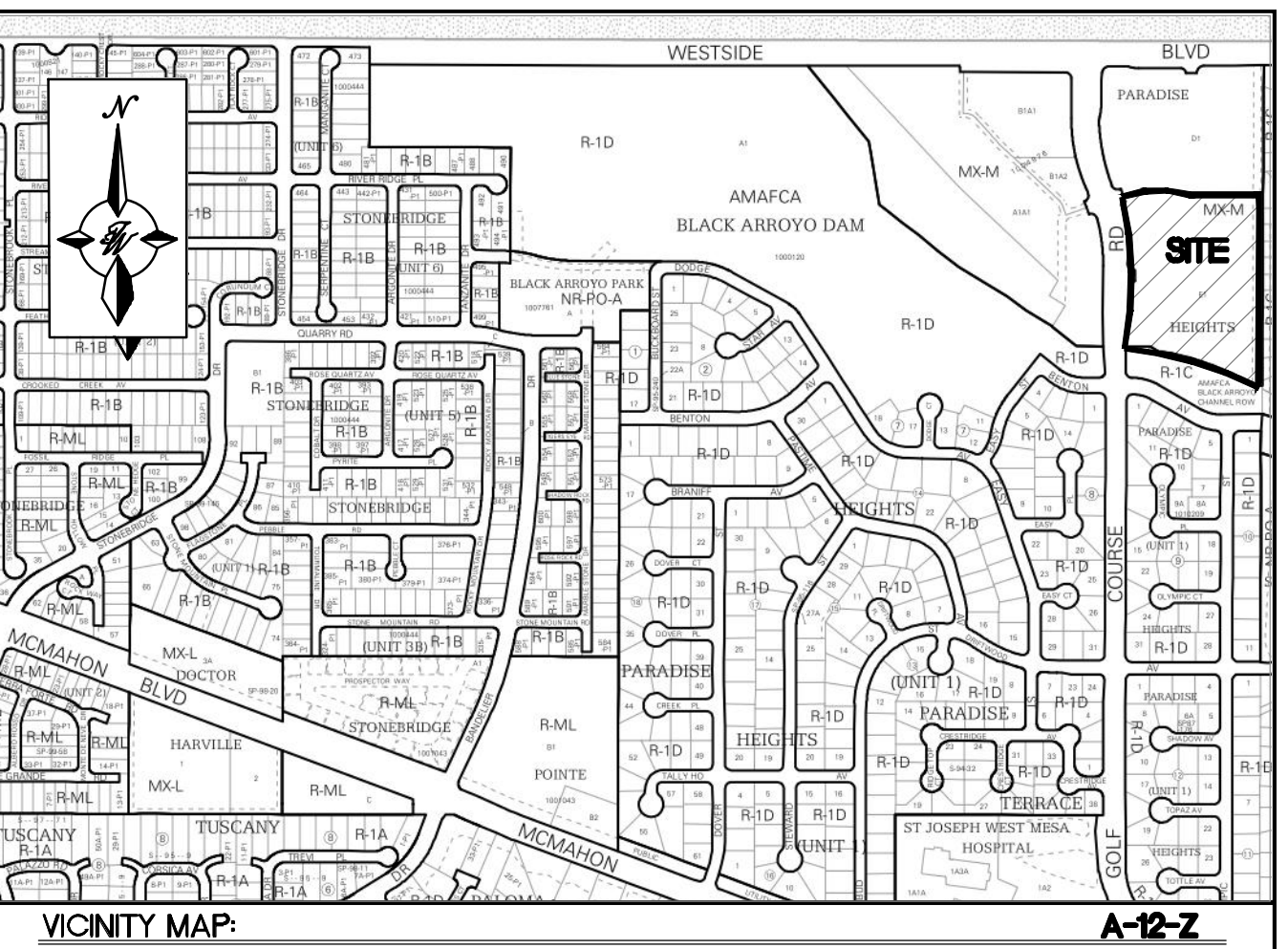


KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C5)
- 2 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C5)
- 3 CURB & GUTTER (TYP) (SEE DETAIL SHT. C4)
- 4 DUMPSTER (SEE DETAIL SHT. C4)
- 5 R1-1 36" STOP SIGN
- 6 BICYCLE RACKS (SEE DETAIL SHT. C5)
- 7 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT. C4)
- 8 ASPHALT PAVING (SEE GEOTECH REPORT & DETAIL SHT. C4)
- 9 EXISTING 6" PUBLIC SIDEWALK / ADA RAMP
- 10 CARPORT (SEE DETAIL SHT. C7)
- 11 CURB HC RAMP (SEE DETAIL SHT. C4)
- 12 5' CONCRETE SIDEWALK (SEE DETAIL SHT. C4)
- 13 5' CRUSHED GRAVEL TRAIL
- 14 6-FT CMU SCREEN WALL (SEE DETAIL SHT. C6)
- 15 GATED VEHICULAR ACCESS (SEE DETAIL SHT. C7)
- 16 2X ELECTRIC CHARGING STATION (SEE DETAIL SHT. 7)
- 17 MONUMENT SIGN (SEE ARCH. DETAIL SHT.)
- 18 PARK BENCH (SEE ARCH. DETAIL SHT.)

LEGEND

[Symbol]	CURB & GUTTER
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT
[Symbol]	CENTERLINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	BUILDING
[Symbol]	SIDEWALK
[Symbol]	SCREEN WALL
[Symbol]	RETAINING WALL
[Symbol]	STREET LIGHTS
[Symbol]	LANE
[Symbol]	STRIPING
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING LANE
[Symbol]	EXISTING STRIPING
[Symbol]	CLEAR SIGHT TRIANGLE



LEGAL DESCRIPTION:
TRACT E-1, AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT 1

21	ROUNDBOUT DIRECTIONAL ARROWS R6-4A SIGN
22	R1-2 YIELD SIGN
23	STREET LIGHT (SEE DETAIL SHT 6.)
24	ZERO CURB (SEE DETAIL SHT 4.)

FOUR STORY BUILDING APARTMENT UNIT MIX AREAS

BUILDING "A"	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL S.F. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 1ST FLOOR AREA
1ST FLOOR AREA	STUDIO	578 S.F.	22 S.F.	54 S.F.	N/A	(2) STUDIOS	654 S.F. x 2 = 1,308 S.F.	1,747 S.F.	59 S.F.	61 S.F.	71 S.F.	15,025 S.F.
	ONE BEDROOM	781 S.F.	22 S.F.	77 S.F.	N/A	(6) ONE BEDROOMS	880 S.F. x 6 = 5,280 S.F.					
	TWO BEDROOM	1,105 S.F.	22 S.F.	72 S.F.	74 S.F.	(3) TWO BEDROOMS	1,273 S.F. x 3 = 3,819 S.F.					
	TWO BDRM. W/ DEN	1,175 S.F.	22 S.F.	69 S.F.	74 S.F.	(2) TWO BDRM. W/ DEN	1,340 S.F. x 2 = 2,680 S.F.					
TOTAL						13 APARTMENTS	13,087 S.F.					

TOTAL BUILDING "A" APARTMENTS UNITS: 52
TOTAL BUILDING "A" 1ST, 2ND, 3RD AND 4TH FLOOR AREA: 59,716 S.F.
TOTAL BUILDING "A" ROOF AREA: 15,025 S.F.
TOTAL BUILDING "A", "B", "C" AND "D" AREA: 59,716 S.F. x 4 = 238,864 S.F.

APARTMENT BUILDINGS (4 STORIES EA.)

BUILDING "A" AREA: 59,716 S.F. (52 APARTMENT UNITS)
 BUILDING "B" AREA: 59,716 S.F. (52 APARTMENT UNITS)
 BUILDING "C" AREA: 59,716 S.F. (52 APARTMENT UNITS)
 BUILDING "D" AREA: 59,716 S.F. (52 APARTMENT UNITS)
 TOTAL AREA: 238,864 S.F. (208 TOTAL APARTMENTS)

CLUB HOUSE BUILDING "E" (1 STORY)
CLUB HOUSE AREA: 7,725 S.F.

BUILDING "F" (1 STORY)
AREA: 1,680 S.F.

TOTAL BUILDING AREA: 248,269 S.F.

TOTAL CARPORT AREA: 37,417 S.F.

PARKING REQUIRED PER THE IDO

DWELLING, MULT-FAMILY = 1.5 PARKING SPACES PER UNIT
 208 UNITS x 1.5 = 312
 SPACES REQUIRED = 312

ACCESSIBLE SPACES REQUIRED: 301 - 400 = 12 SPACES (1 VAN)
 MOTORCYCLE SPACES REQUIRED: 301 TO 500 = 6 SPACES
 BICYCLE PARKING REQUIRED: 10% OF OFF STREET PARKING:
 312 x 10% = 32 BICYCLE PARKING SPACES
 ELECTRIC CHARGING SPACES REQUIRED 2% OF TOTAL = 8 SPACES

PARKING PROVIDED:
 CARPORT PARKING SPACES: 52 SPACES
 BUILDING "A": 52 SPACES
 BUILDING "B": 52 SPACES
 BUILDING "C": 52 SPACES
 BUILDING "D": 52 SPACES
TOTAL CARPORT PARKING SPACES = 208

OPEN SPACE CALCULATIONS

(1BR: 200 SQ. FT. / UNIT)
 (2BR: 250 SQ. FT. / UNIT)

TOTAL = 128*200 + 80*250 = 45,600 SQ. FT.
 PROVIDED = 144,030 SQ. FT.

PROJECT NUMBER: PR-2020-004030
APPLICATION NUMBER: SI-2020-00540

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, 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 DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

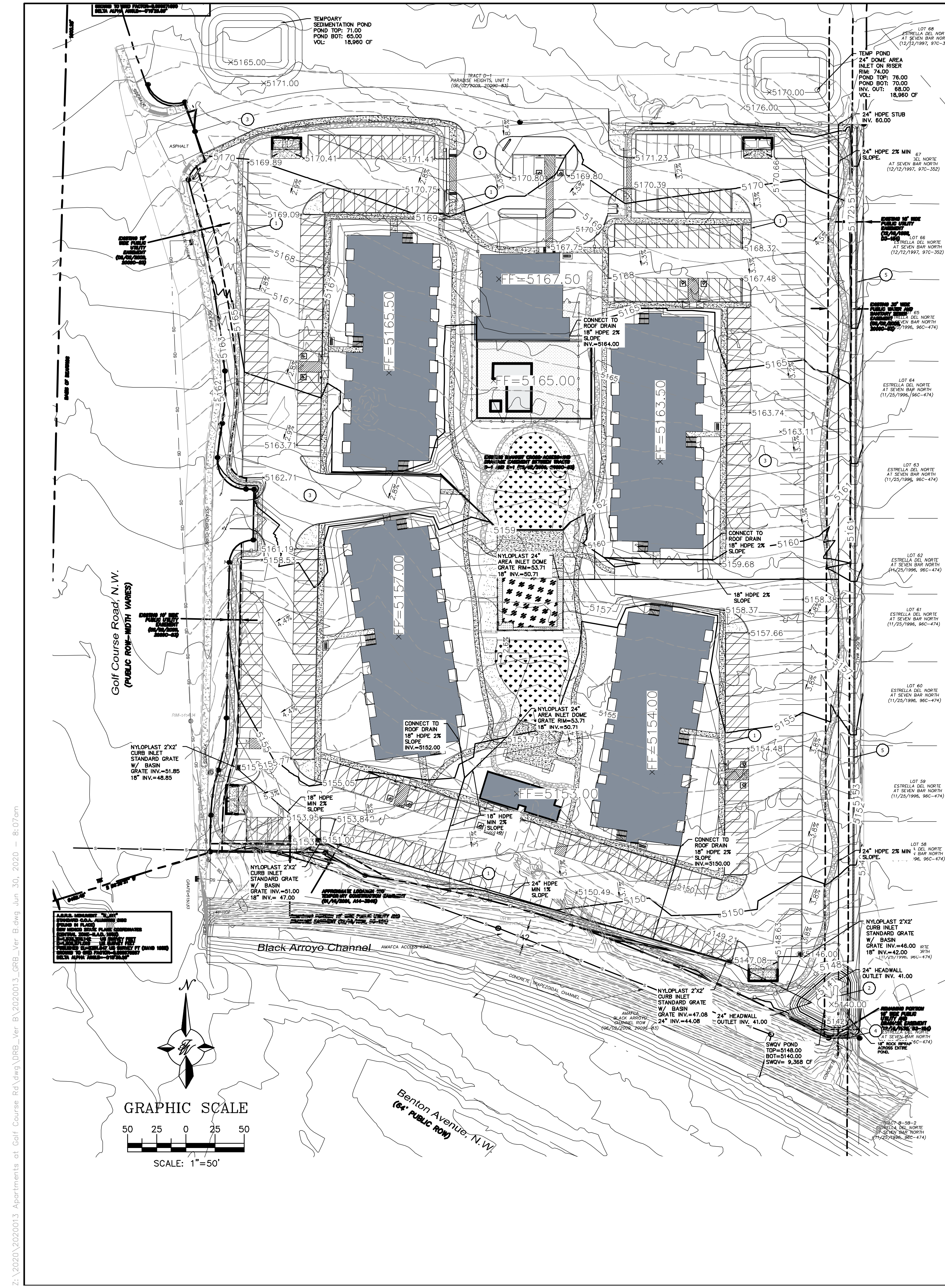
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

PRELIMINARY - NOT FOR CONSTRUCTION

<p>RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 9/24/2020</p>	<p>WINTERGREEN LUXURY APARTMENTS 10820 GOLF COURSE RD. NW SITE PLAN_VER B</p>	<p>DRAWN BY: BF DATE: 9/24/2020 2020013_SPB_VER B SHEET #</p>
	<p>TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com</p>	<p>C1 JOB # 2020013</p>



NOTICE TO CONTRACTORS

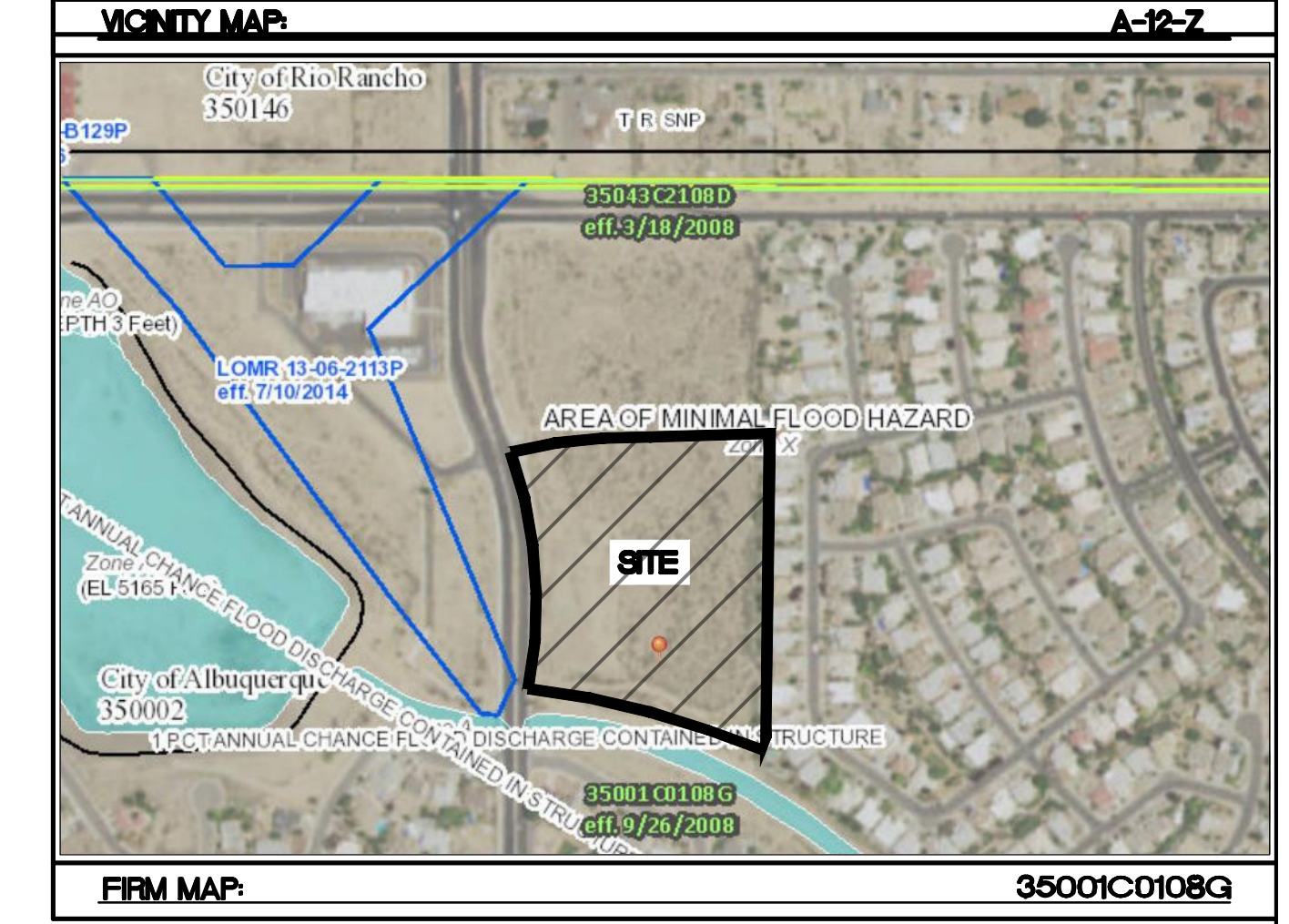
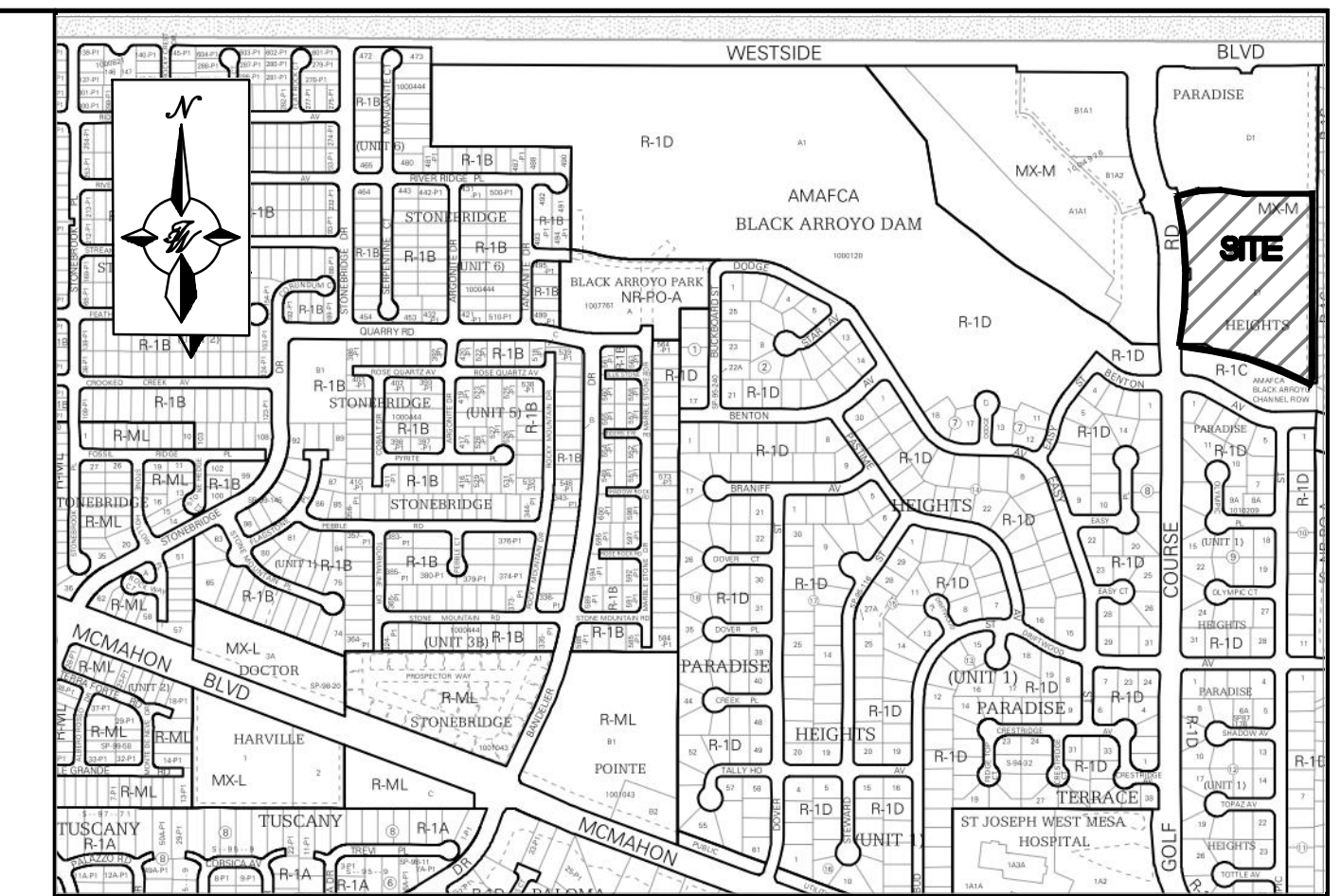
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE 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. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- ▭ SCREEN WALL
- ▭ RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - 5010 — EXISTING CONTOUR MAJOR
- - - 5011 — EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

KEYED NOTES

- 1 6" ONSITE CURB AND GUTTER
- 2 SWQV POND - SEE PLAN FOR NUMBER AND VOLUME THIS SHEET
- 3 ASPHALT PAVING (SEE GEOTECH REPORT)
- 4 BUILD NEW CONCRETE RUNDOWN CONNECTION TO EXISTING FLUME 10-FT WIDE, 2.5-FT HEIGHT. SEE DETAIL SHEET.
- 5 NEW BOUNDARY/SCREEN WALL 6-FT HIGH, CMU BLOCK WALL, BY OWNER.



Existing Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr				
					Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs		
H1	D-1	334,175	7.67	0.01199	100%	7.672	0%	0.000	0%	0.000	0.440	0.281	9.90	0.080	0.051	1.84
H2	E-1	382,736	8.79	0.01373	100%	8.786	0%	0.000	0%	0.000	0.440	0.322	11.33	0.080	0.059	2.11
Total		716,911	16.46	0.02572		16.458	0.000	0.000	0.000	0.880	0.603	21.23	0.160	0.110	3.95	

Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
					Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
D1	D-1	334,175	7.67	0.01199	0%	0.000	0%	0.000	15%	1.151	85%	6.521	1.823	1.165	31.80	1.120	0.716	20.56
D2	E-1	65,162	1.50	0.00234	0%	0.000	0%	0.000	30%	0.449	70%	1.047	1.676	0.209	5.86	1.000	0.125	3.69
D3	E-1	46,626	1.07	0.00167	0%	0.000	0%	0.000	22%	0.235	78%	0.835	1.754	0.156	4.32	1.064	0.095	2.76
D4	E-1	23,011	0.53	0.00083	0%	0.000	0%	0.000	26%	0.137	74%	0.391	1.715	0.076	2.10	1.032	0.045	1.33
D5	E-1	67,494	1.55	0.00242	0%	0.000	0%	0.000	75%	1.162	25%	0.387	1.235	0.159	5.03	0.640	0.083	2.85
D6	E-1	120,421	2.76	0.00432	0%	0.000	0%	0.000	25%	0.691	75%	2.073	1.725	0.397	11.04	1.040	0.240	7.02
D7	E-1	30,869	0.71	0.00111	0%	0.000	0%	0.000	15%	0.106	85%	0.602	1.823	0.108	2.94	1.120	0.066	1.90
D8	E-1	29,154	0.67	0.00105	0%	0.000	0%	0.000	100%	0.669	0%	0.669	1.970	0.110	2.92	1.240	0.069	1.93
Total		716,911	16.46	0.02572		0.000	0.000	0.000	3.932	12.526		2.381	66.024	1.439	42.059			

Basin ID	SWQV	
	Vol Required (cf)	Provided (cf)
D1	0	0
D2	1,596	0
D3	1,273	0
D4	596	0
D5	591	0
D6	3,161	9,368
D7	918	0
D8	1,020	0
Total	9,156	9,368

Equations:
 Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed
 Volume = Weighted E * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Zone	Excess Precipitation, E (in.)	
	100-Year	10-Year
Ea	0.44	0.08
Eb	0.67	0.22
Ec	0.99	0.44
Ed	1.97	1.24

Zone	Peak Discharge (cfs/acre)	
	100-Year	10-Year
Qa	1.29	0.24
Qb	2.03	0.76
Qc	2.87	1.49
Qd	4.37	2.89

SWQV Pond Volume Calculation	
Area at Mid Depth	1,171 Sq. Ft.
Depth of Pond	8 Ft.
Total Volume	9,368 Cubic Ft.

Stormwater Quality Volume

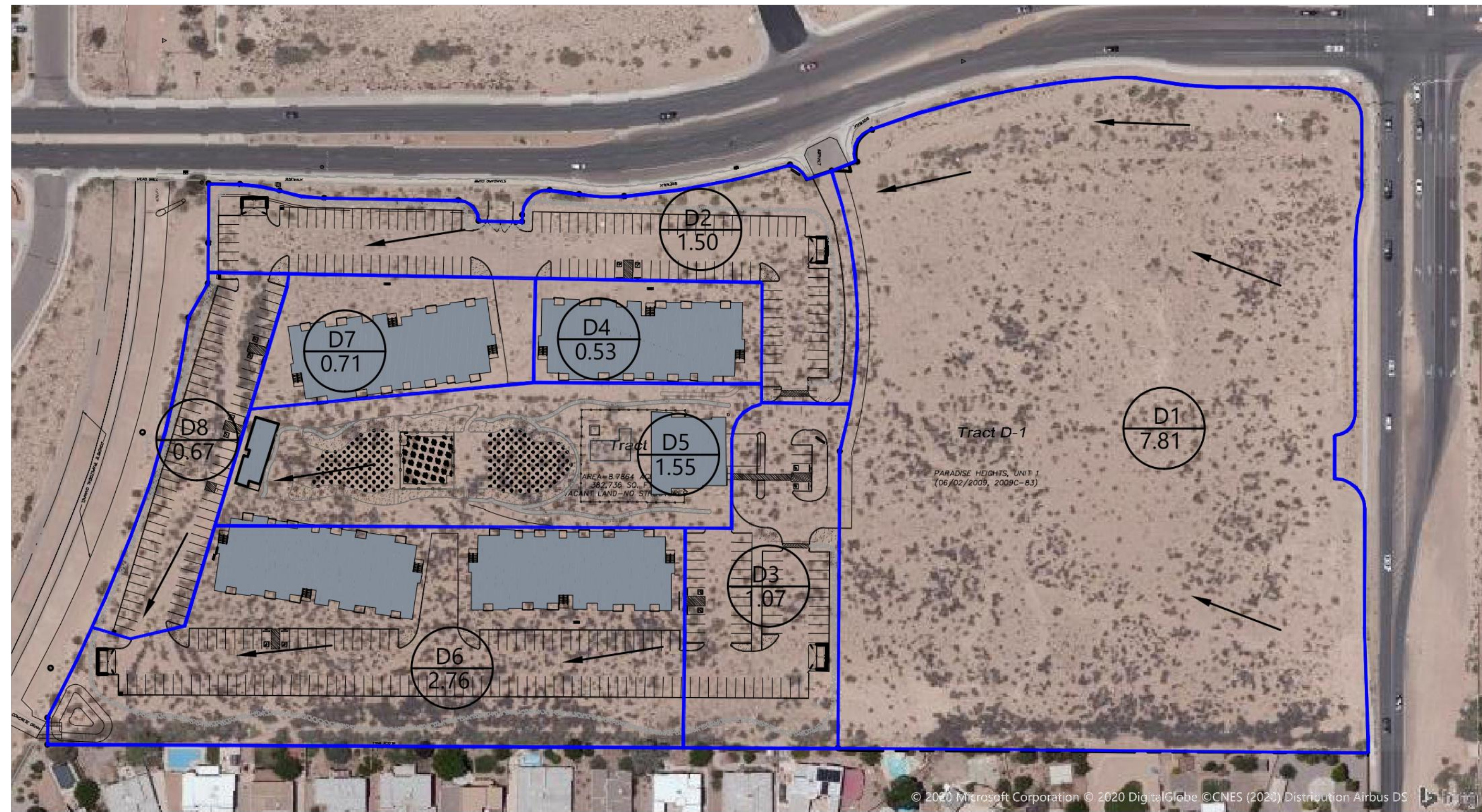
Total Impervious Area = Σ Area in "Treatment D"
 Retainage depth = 0.42" Per DPM Pg. 272 = 0.035
 Retention Volume = 0.035 x area

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.

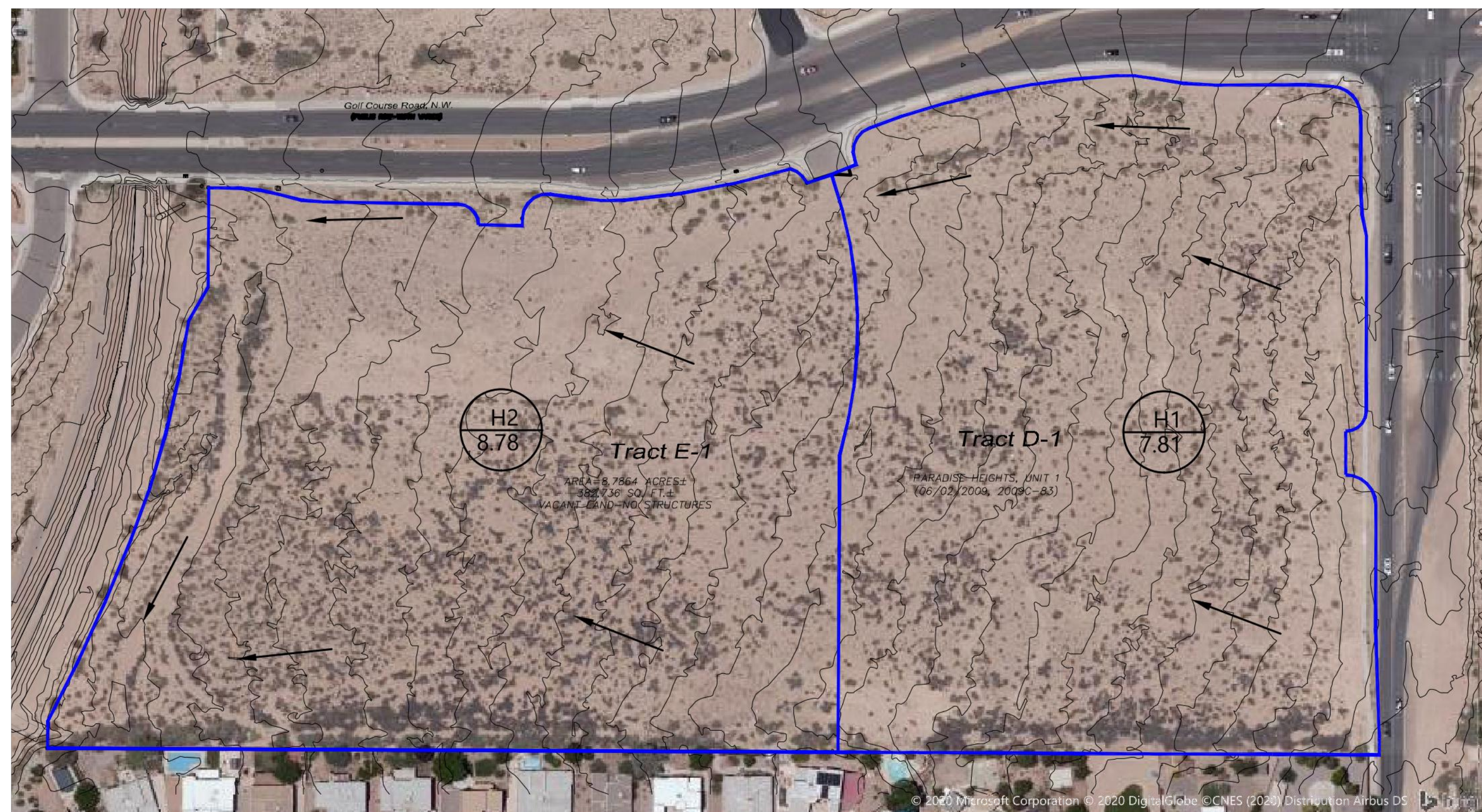
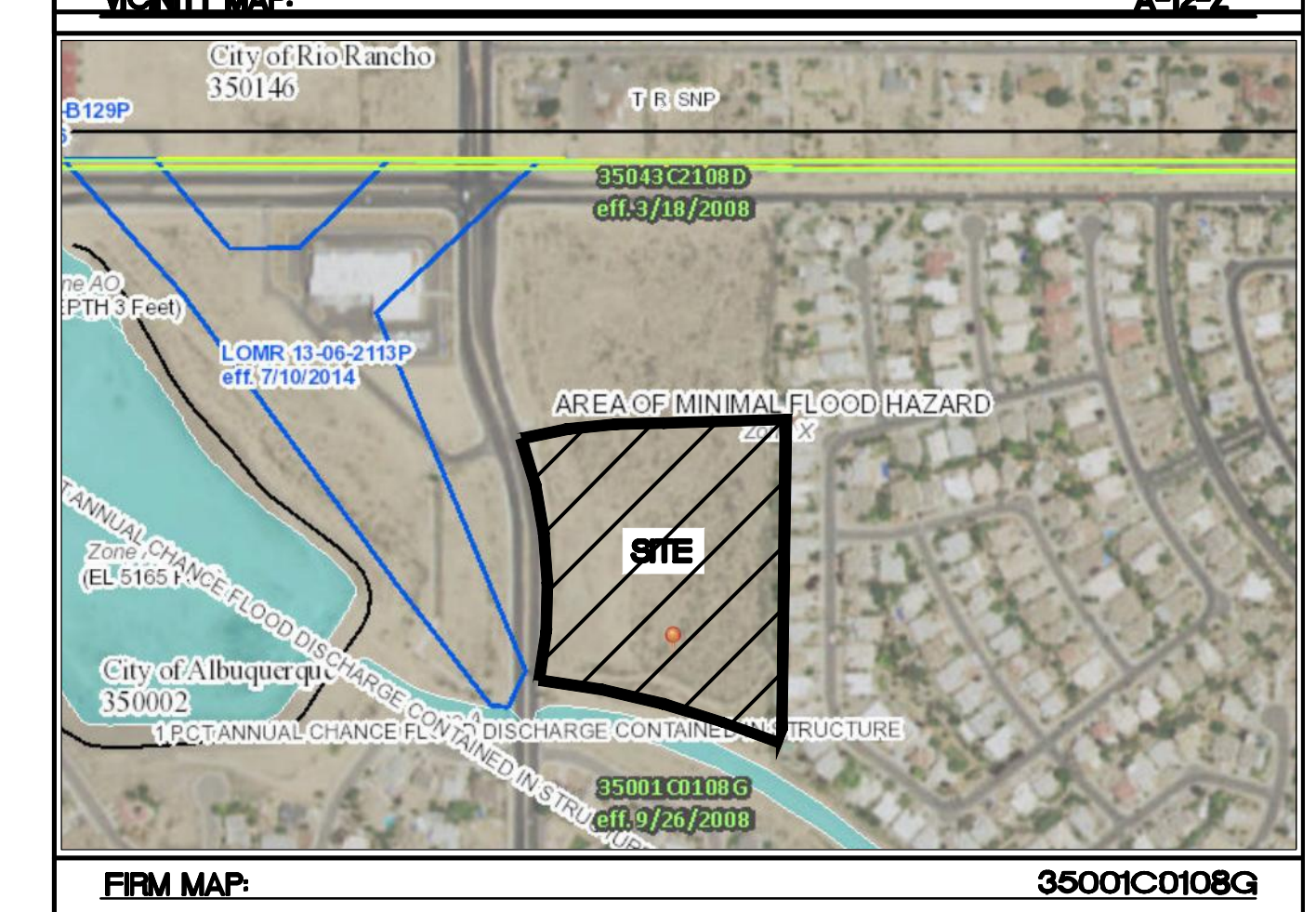
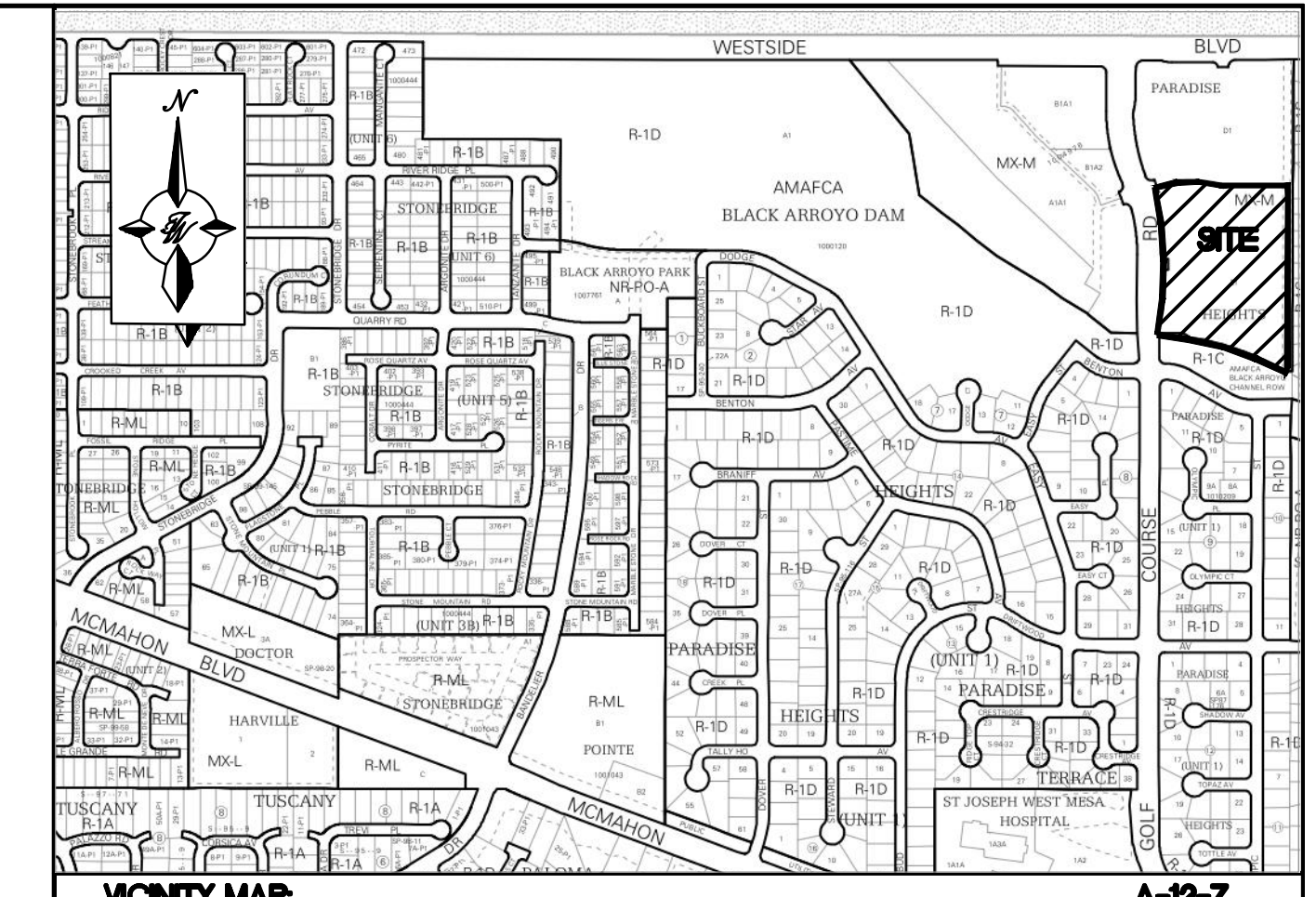
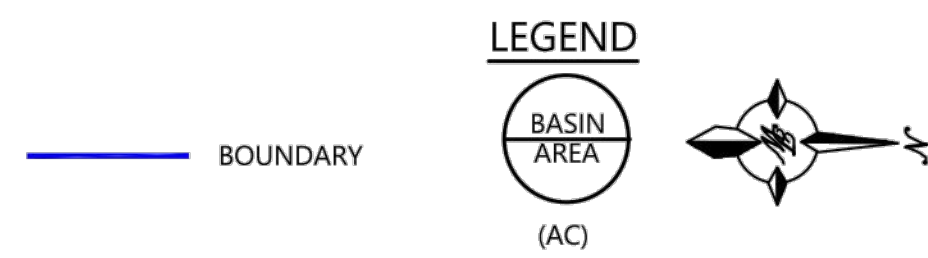
PRELIMINARY - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS	DRAWN BY BF
		GOLF COURSE RD NE	DATE 6/26/2020
		CONCEPTUAL GRADING & DRAINAGE PLAN	2020013_GRB_VER B
			SHEET # C2
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	
RONALD R. BOHANNAN P.E. #7868		JOB # 2020013	

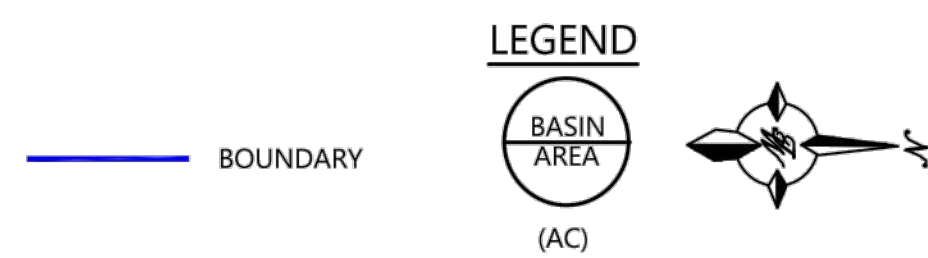
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PROPOSED BASIN MAP
DEVELOPED CONDITION - 10800 GOLF COURSE RD. NW



HISTORIC BASIN MAP
EXISTING CONDITION - 10800 GOLF COURSE RD. NW



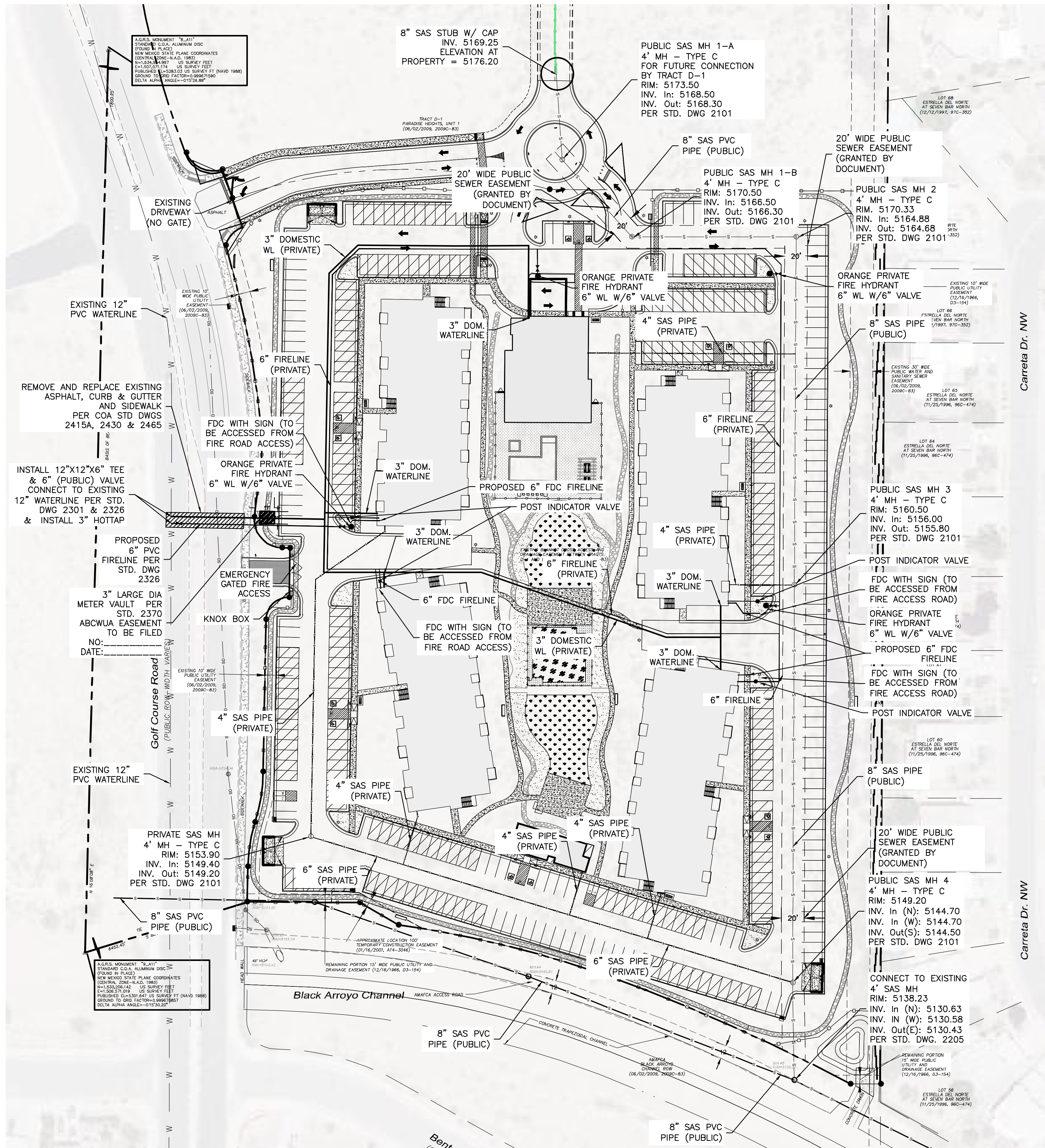
Pipe Number	D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)
1	30	2.00	4.91	0.625	58.16
2	30	1.00	4.91	0.625	41.13
3	24	2.00	3.14	0.500	32.08
4	24	1.00	3.14	0.500	22.68
5	18	2.00	1.77	0.375	14.90
6	18	1.00	1.77	0.375	10.53

Manning's Equation:
 $Q = 1.49/n * A * R^{2/3} * S^{1/2}$
 A = Area
 R = D/4
 S = Slope
 n = 0.013

Z:\2020\2020013_Apartments at Golf Course_R\Drawings\DRB_Ver_B\2020013_GRB_Ver_B.dwg Jun 30, 2020 - 8:02am

PRELIMINARY - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE	DRAWN BY BF
	CONCEPTUAL GRADING & DRAINAGE PLAN	DATE 6/26/2020
6/26/2020 RONALD R. BOHANNAN P.E. #7868	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2-B JOB # 2020013



LEGEND

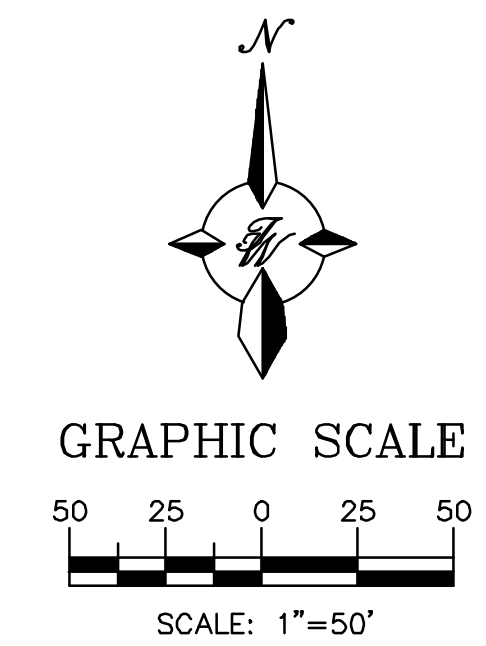
---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EXISTING SCREEN WALL
---	EXISTING RETAINING WALL
---	EXISTING 36" SD
---	EXISTING 8" SAS
---	EXISTING 8" WL
○	SINGLE CLEAN OUT
○	DOUBLE CLEAN OUT
○	EXISTING SD MANHOLE
○	EXISTING INLET
○	EXISTING SAS MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING WATER METER
○	EXISTING POWER POLE
○	EXISTING GAS VALVE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UNDERGROUND UTILITIES
---	EXISTING GAS
---	EXISTING 8" SAS
---	EXISTING 10" WL
---	EXISTING 18" RCP
---	EXISTING STORM SEWER LINE

- WATER NOTES:**
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
 - ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
 - ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
 - CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
 - RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
 - ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
 - CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

- GENERAL UTILITY NOTES:**
- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
 - PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
 - AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
 - PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
 - NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
 - CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
 - P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

ABCWUA NOTES:

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/483/729/](http://abcwua.org/content/view/full/483/729/)

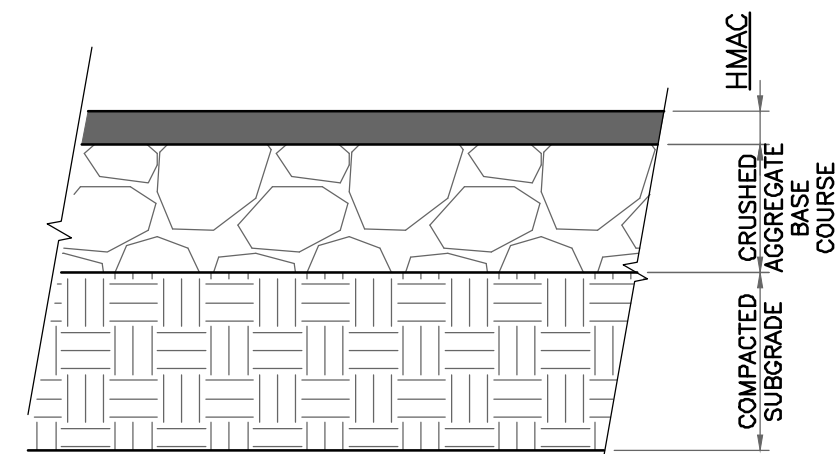


CAUTION:

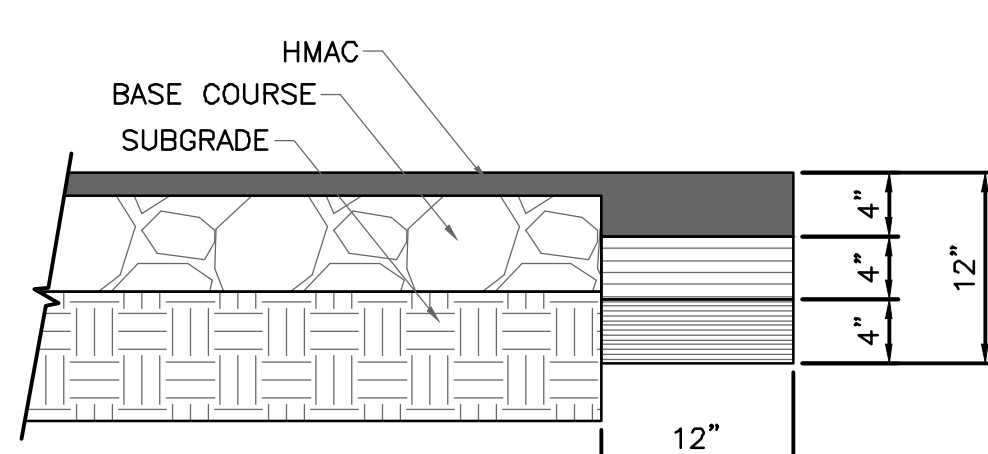
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

PRELIMINARY - NOT FOR CONSTRUCTION		
	ENGINEER'S SEAL WINTERGREEN LUXURY APARTMENTS 10820 GOLF COURSE RD. NW CONCEPT MASTER UTILITY PLAN	DRAWN BY BF DATE 9/24/2020 2020013_MUB_VER B SHEET # C3 JOB # 2020013
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com

T:\WASVZ_Drive\2020\2020013_Apartments.ctb Golf Course (REV) (DWG) Ver. B.dwg, Sep. 24, 2020, 4:21pm



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

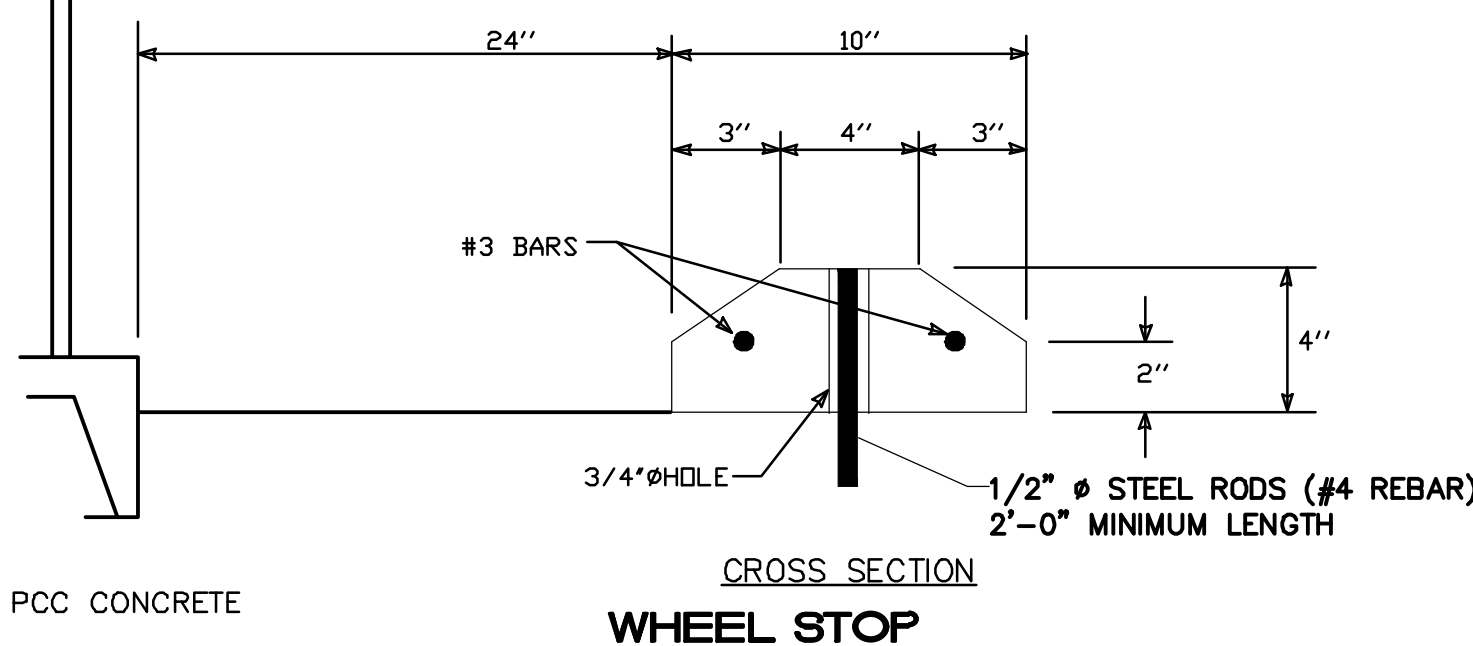
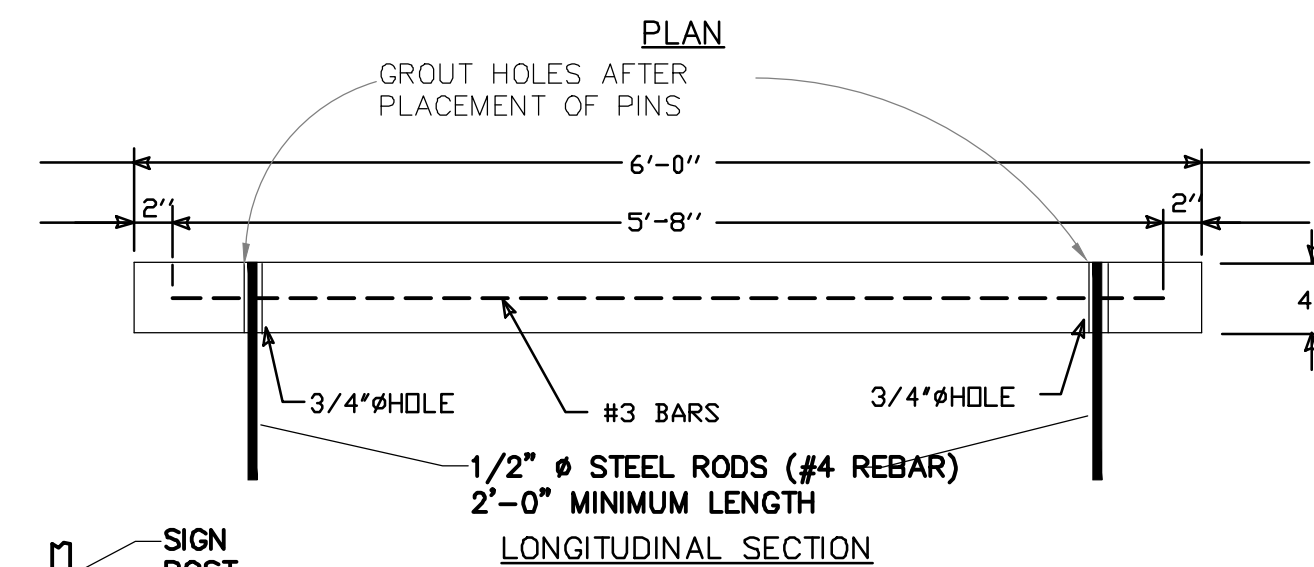
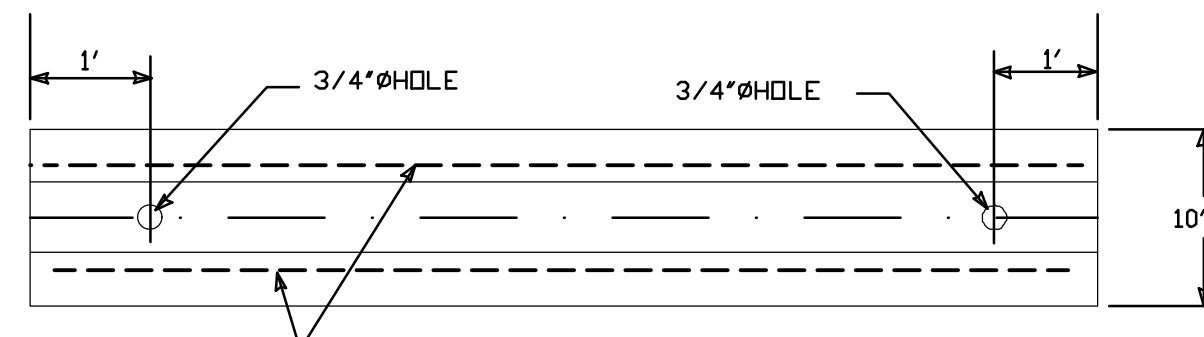
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.

TRENCHING

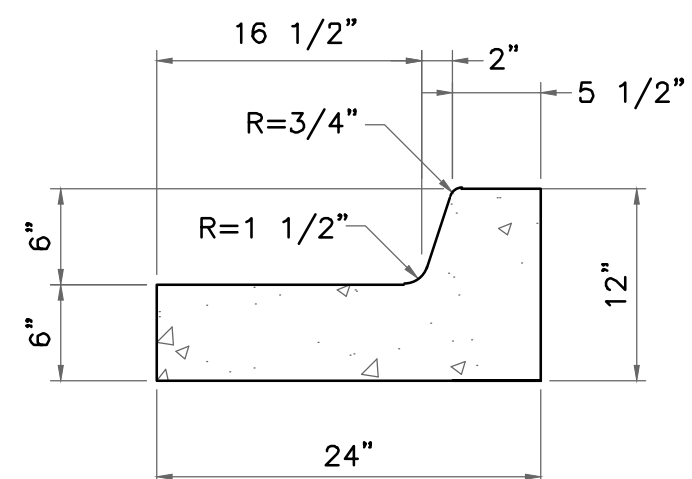
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

NOTE:

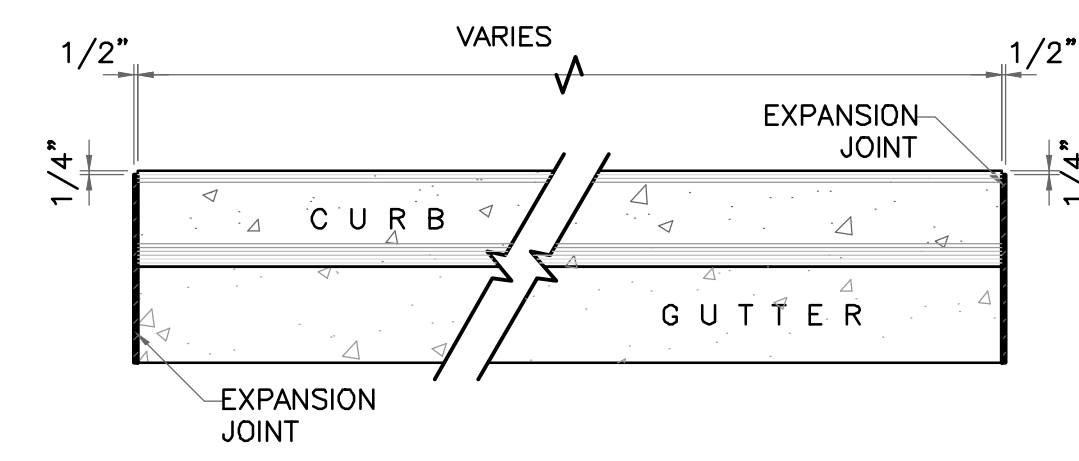
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



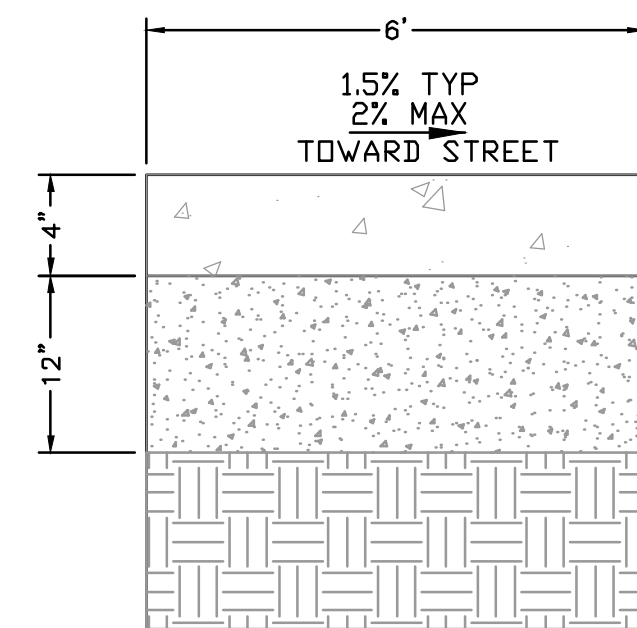
WHEEL STOP



END SECTION

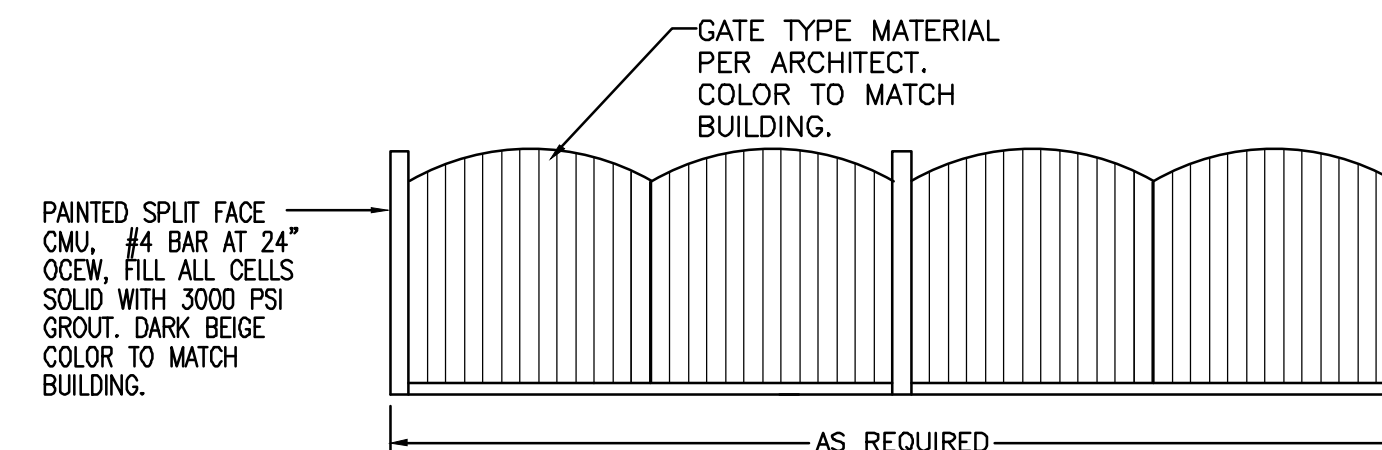


PLAN VIEW

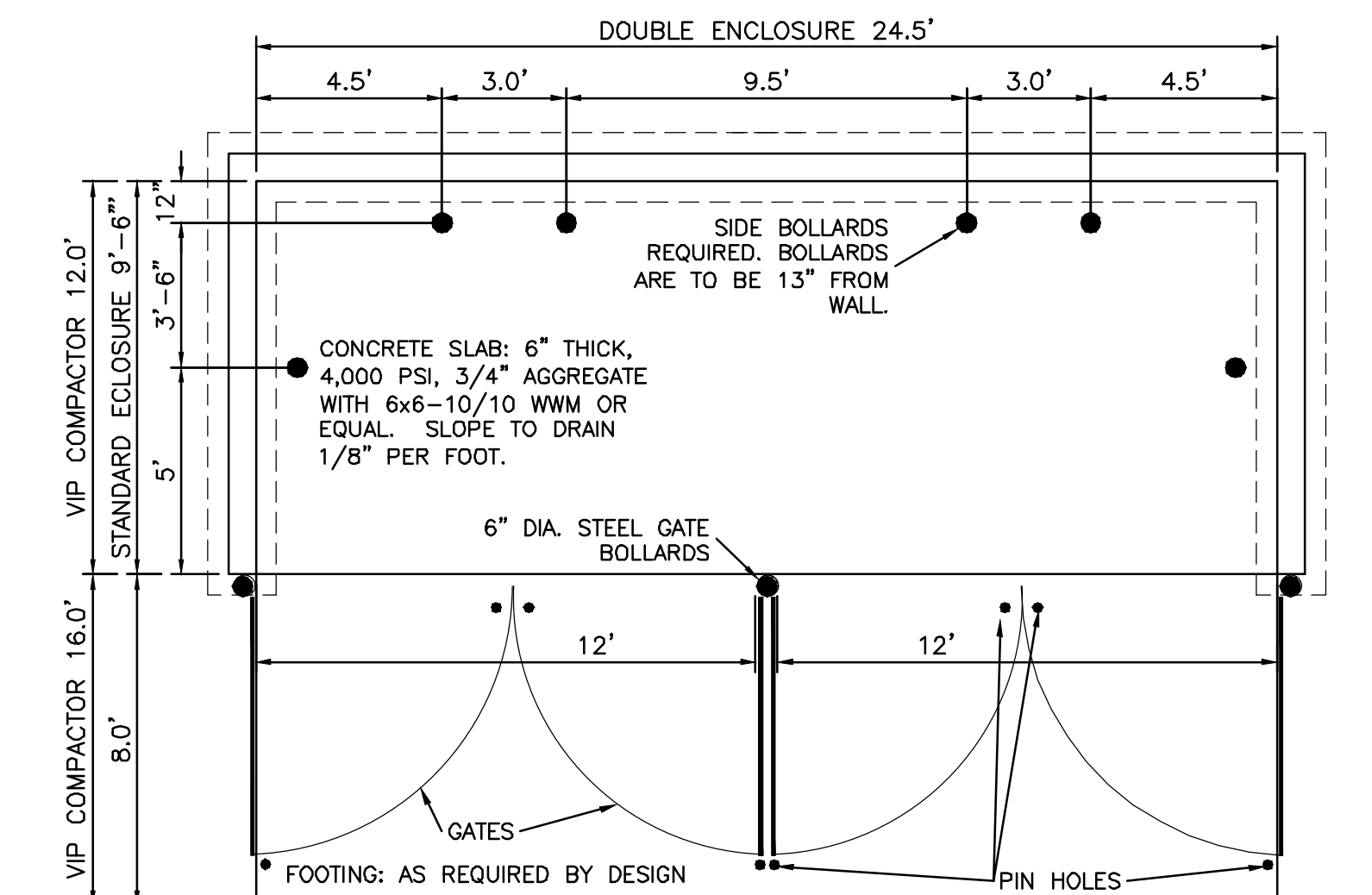


CONCRETE SIDEWALK SECTION

4" PCC CONCRETE
8" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557
ALL OTHER FILL BELOW PAVEMENT TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557



DOUBLE DUMPSTER ENCLOSURE DETAIL



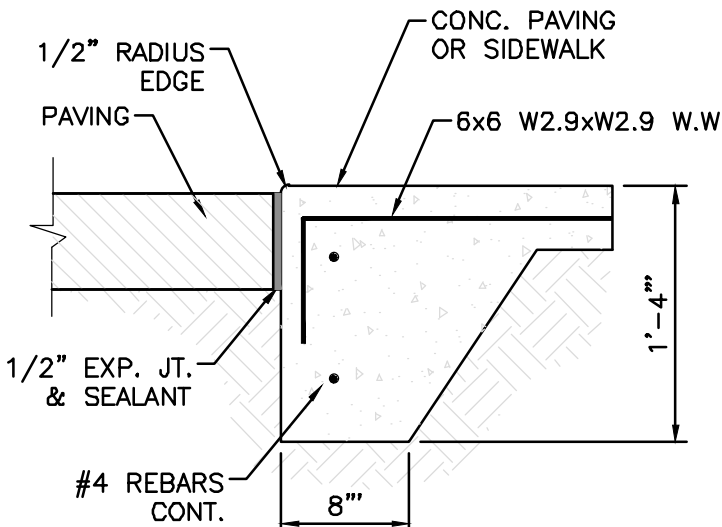
DOUBLE DUMPSTER ENCLOSURE DETAIL

NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

NOTES:

- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
- CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
- ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
- CONCRETE: CLASS "A" 3000 PSI.
- EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
- THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.

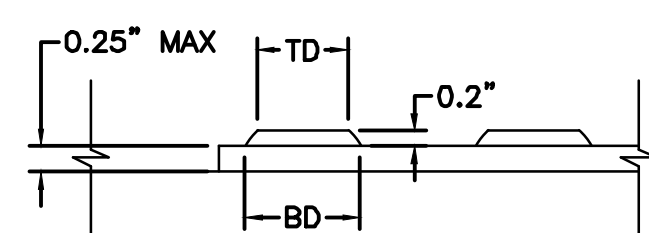
STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1"=1'



ZERO CURB

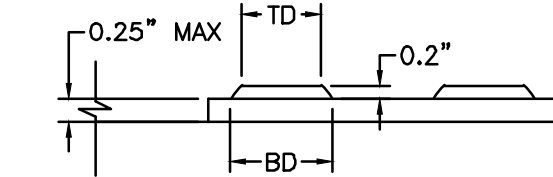
NOTES:

- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



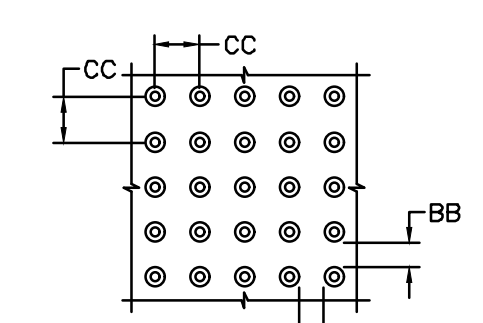
DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

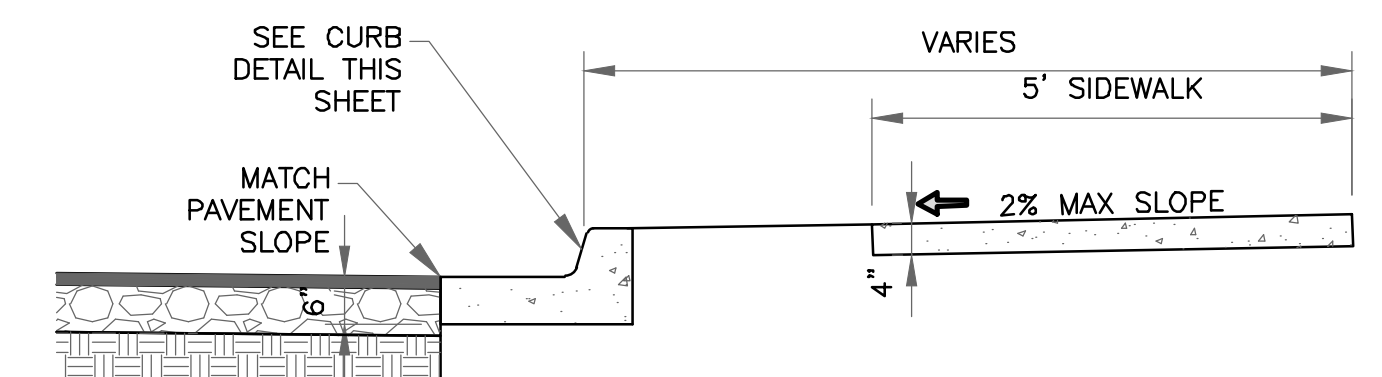


DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

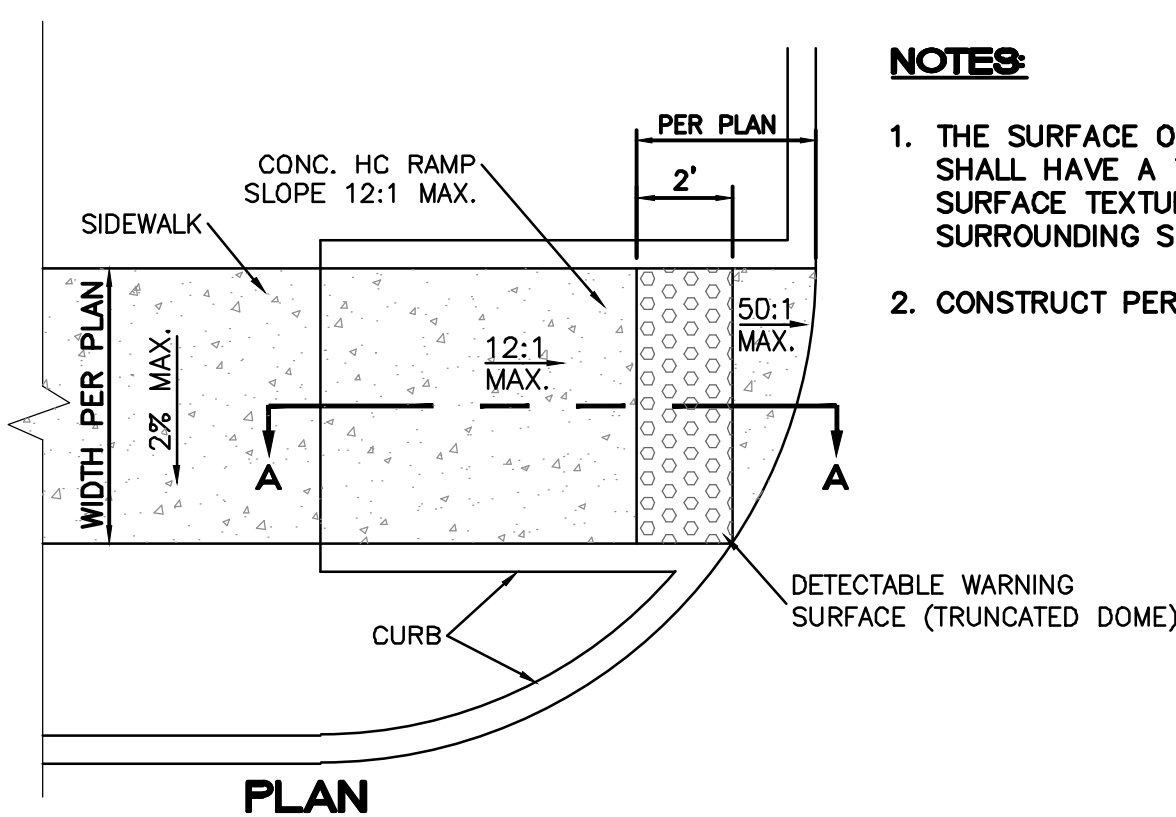


DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



NOTES:

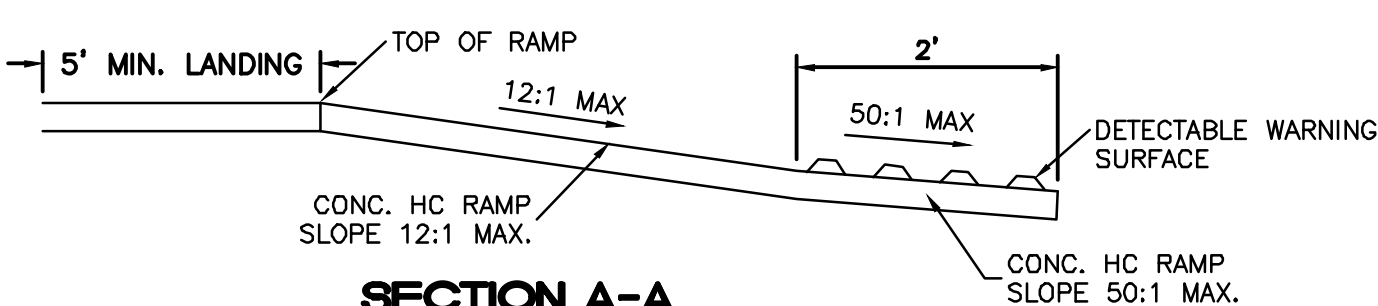
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.



PLAN

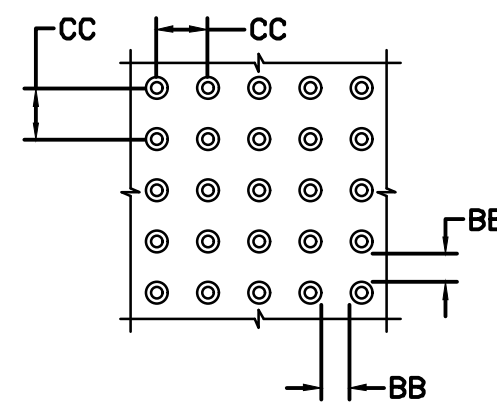
NOTES:

- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS.



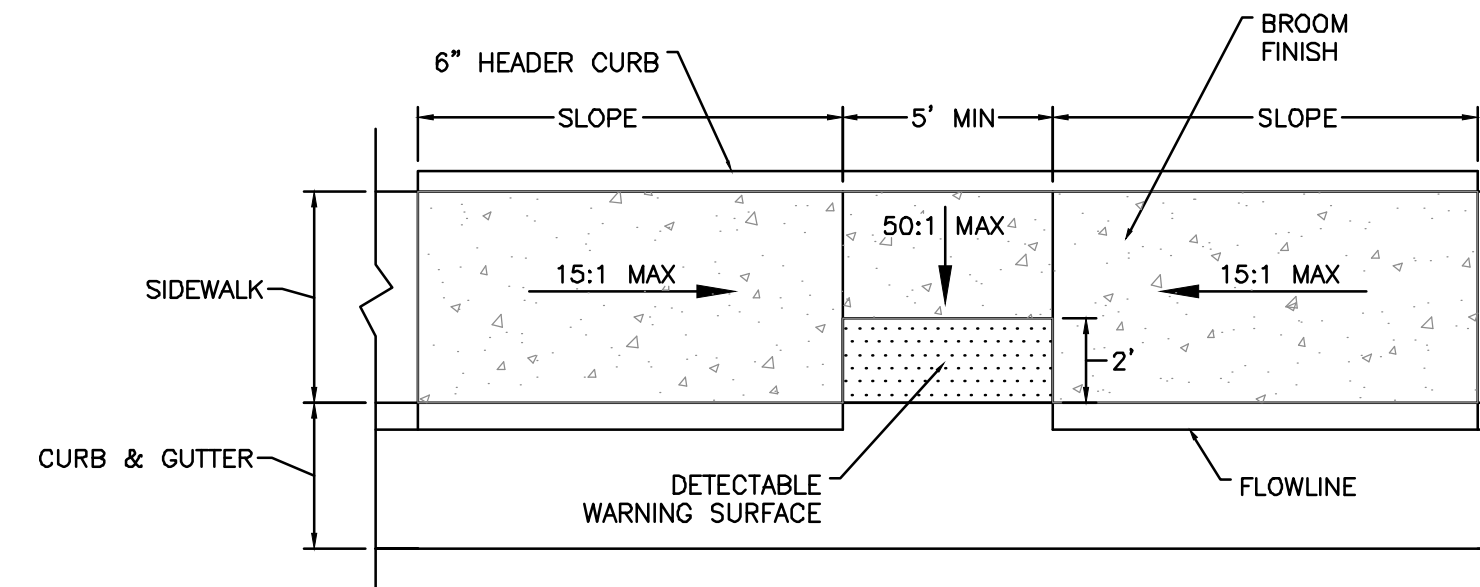
SECTION A-A

UNIDIRECTIONAL HC RAMP
NOT TO SCALE



DOME SPACING

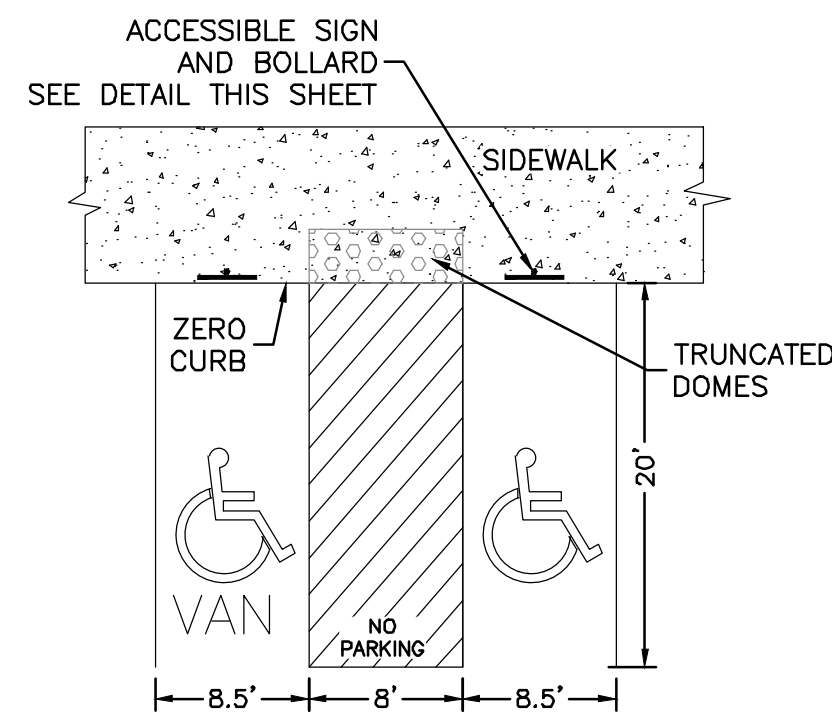
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



PARALLEL CURB HC RAMP
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION		
	WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE CONSTRUCTION DETAILS	DRAWN BY BF DATE 7/31/2020 2020013_DTB_VER B
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C4 JOB # 2020013

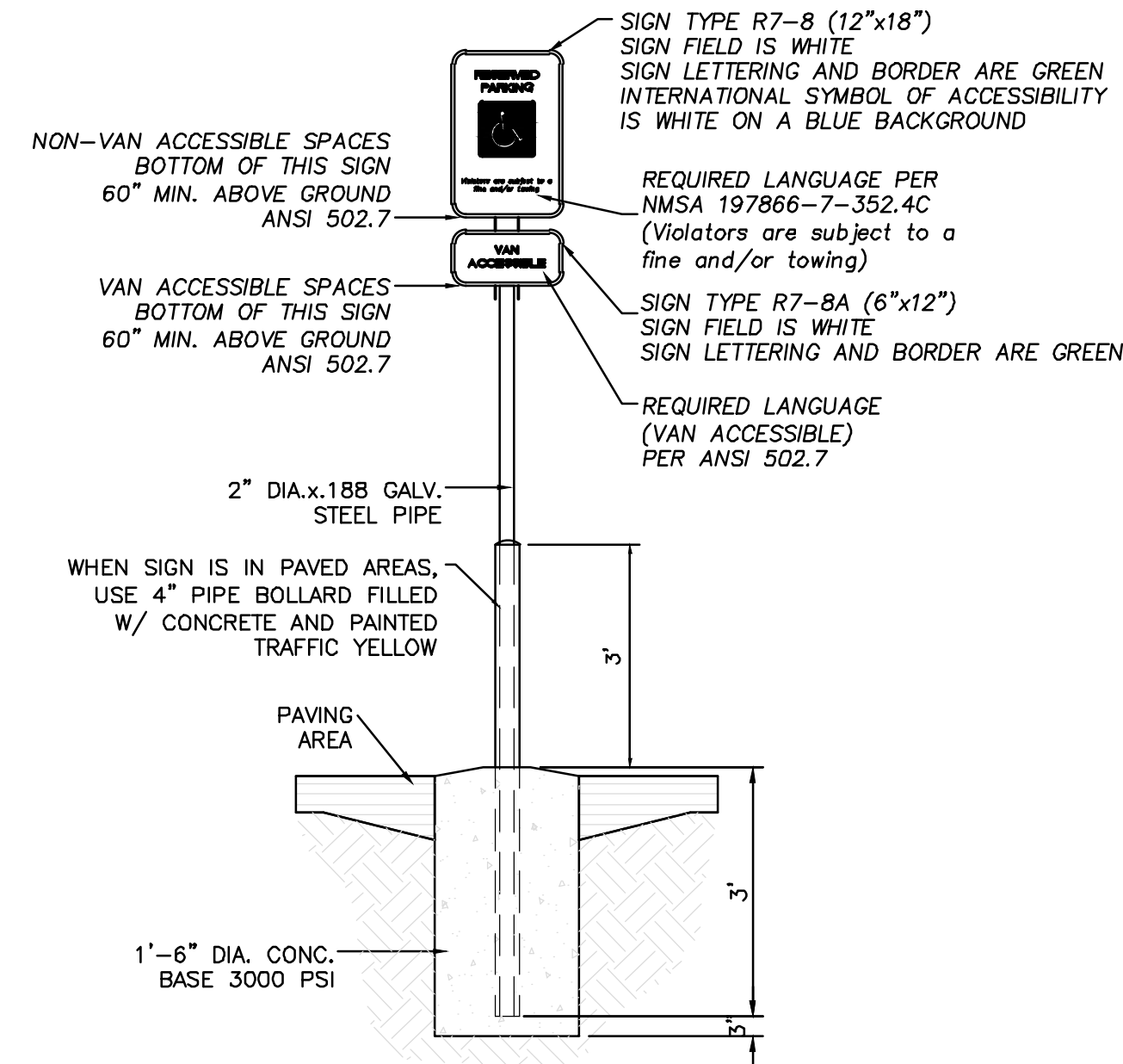
Z:\2020\2020013 Apartments at Golf Course Ref\dwg\DRB_Ver_B\2020013_DTB_Ver_B.dwg Jul 31, 2020 - 10:45am



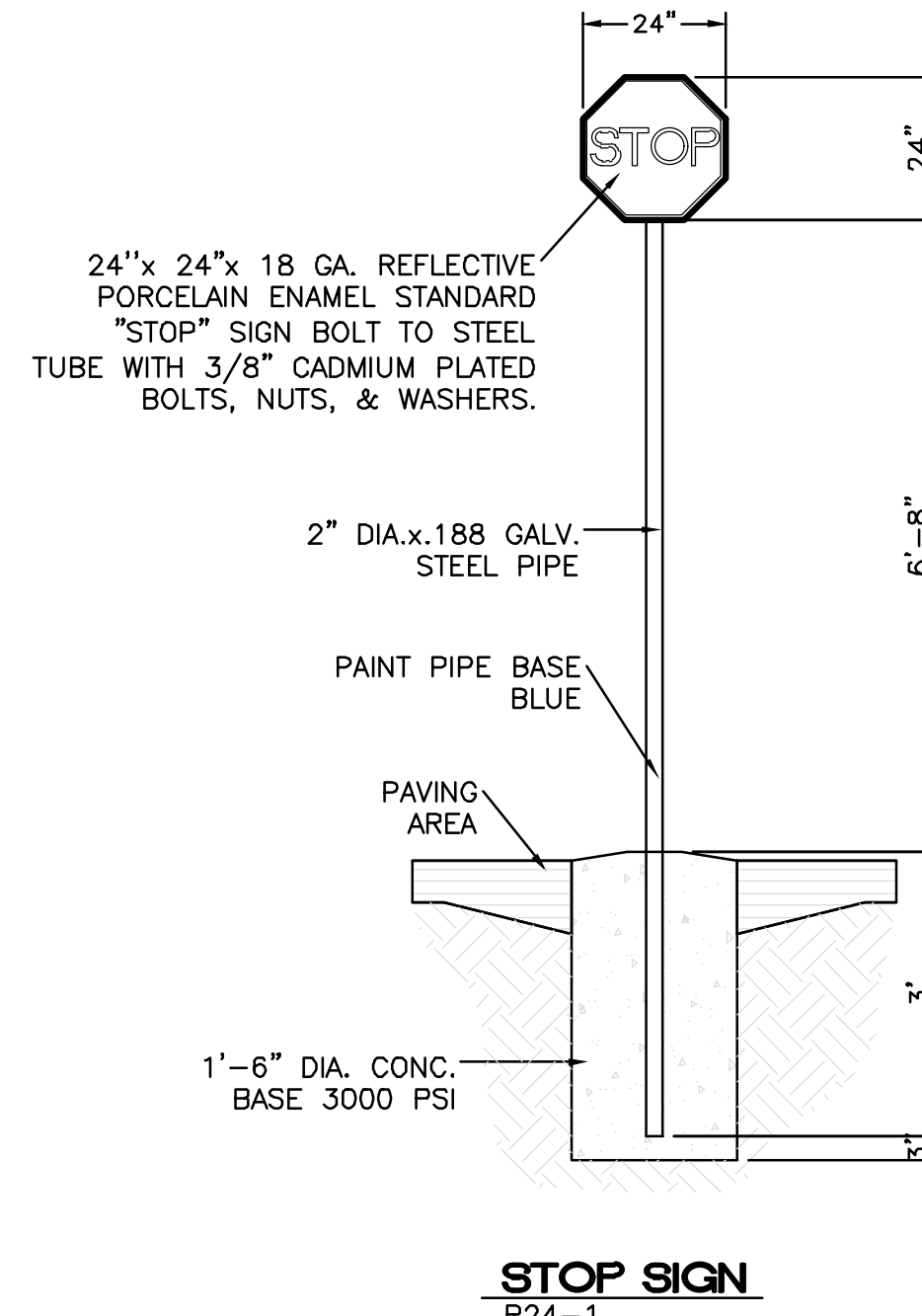
NOTES:

- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2) Parking space lines and diagonal striping to be painted blue.
- 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
- 4) ADA parking areas - not to exceed a slope greater than 2% in any direction

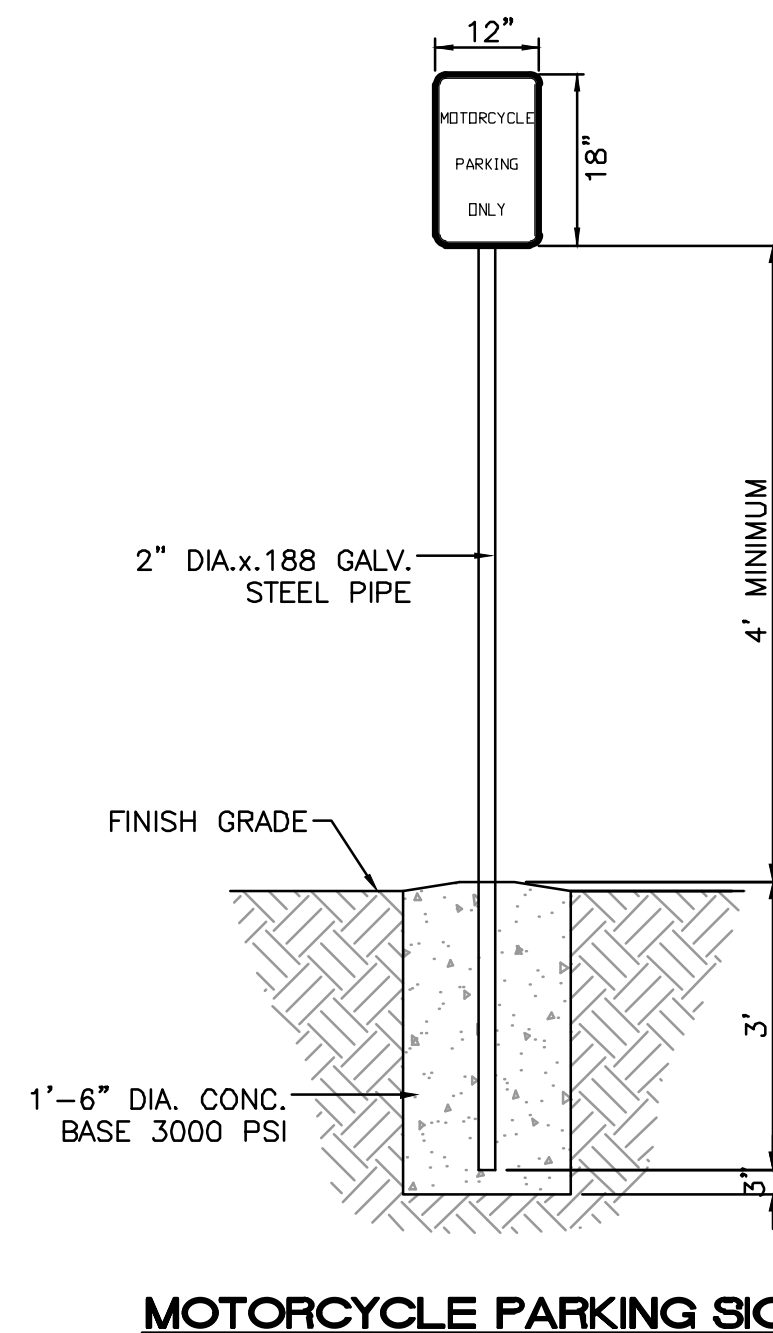
HC PARKING DETAIL
NTS



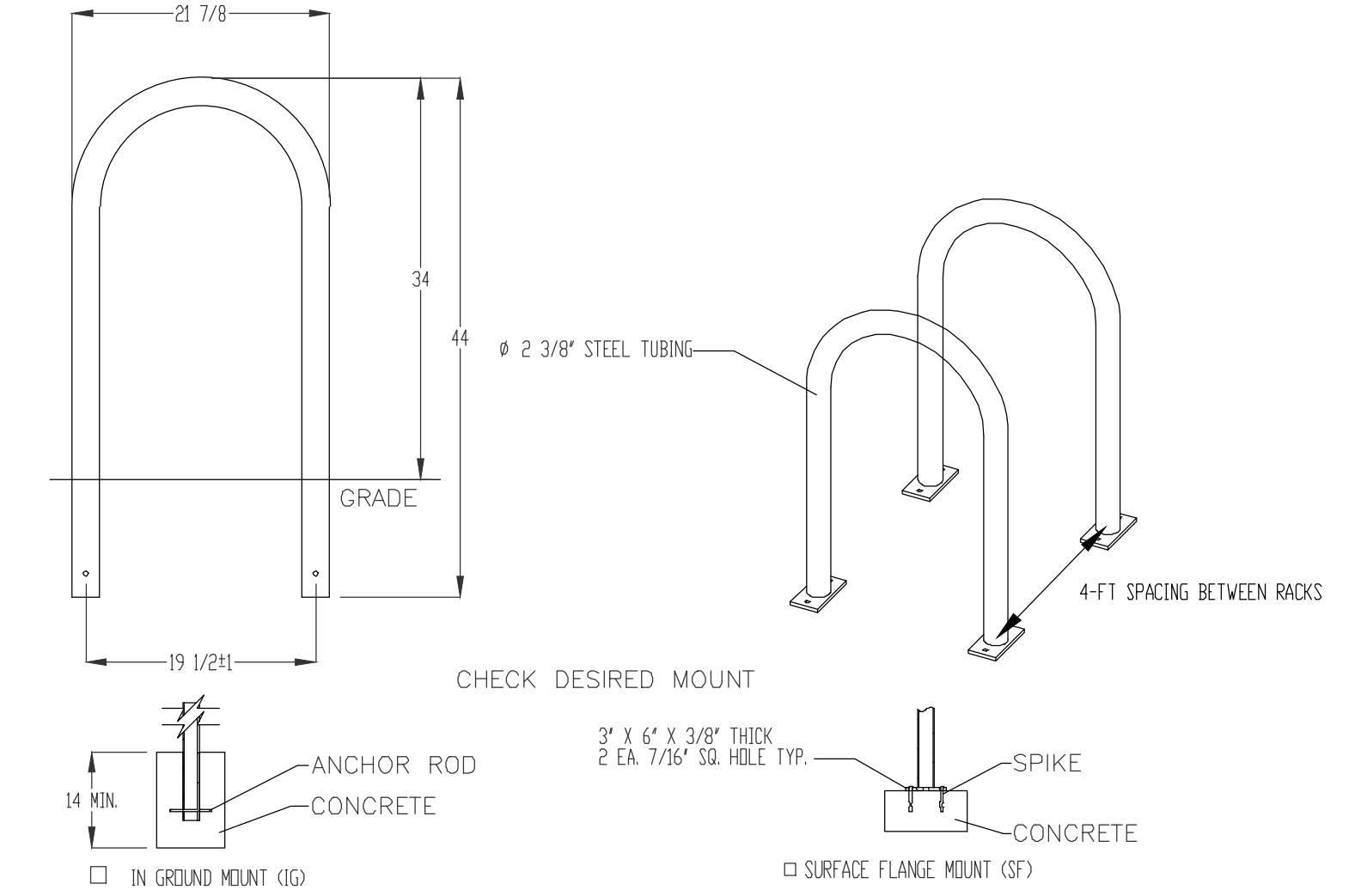
ACCESSIBLE PARKING SIGN
NTS



STOP SIGN
R24-1



MOTORCYCLE PARKING SIGN
NTS



PRODUCT: U238-10057

DESCRIPTION: 1) BIKE RACK
2) BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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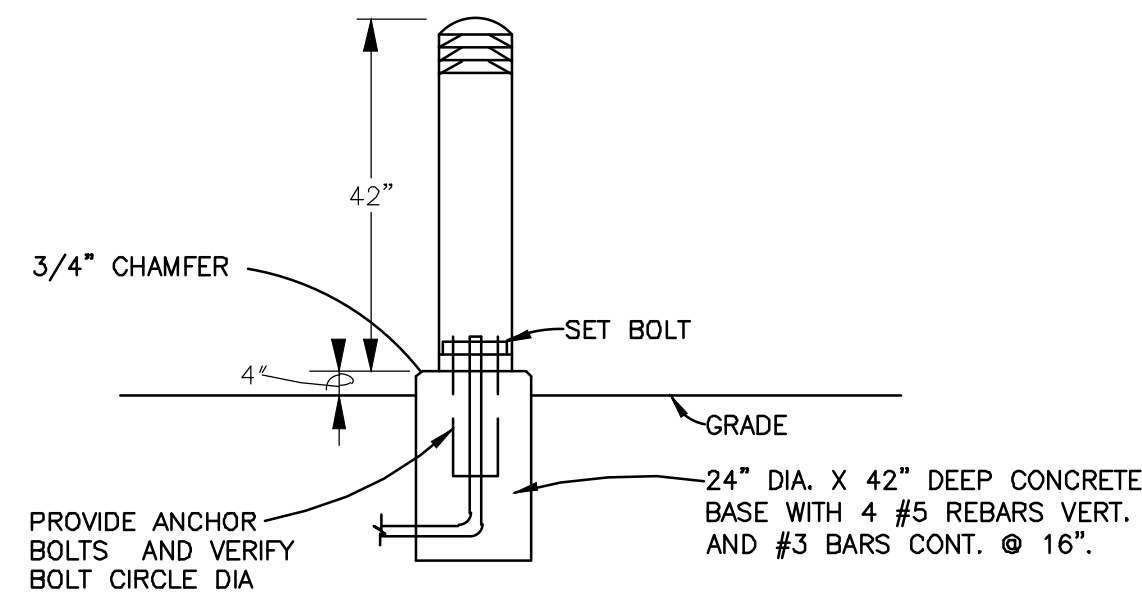
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

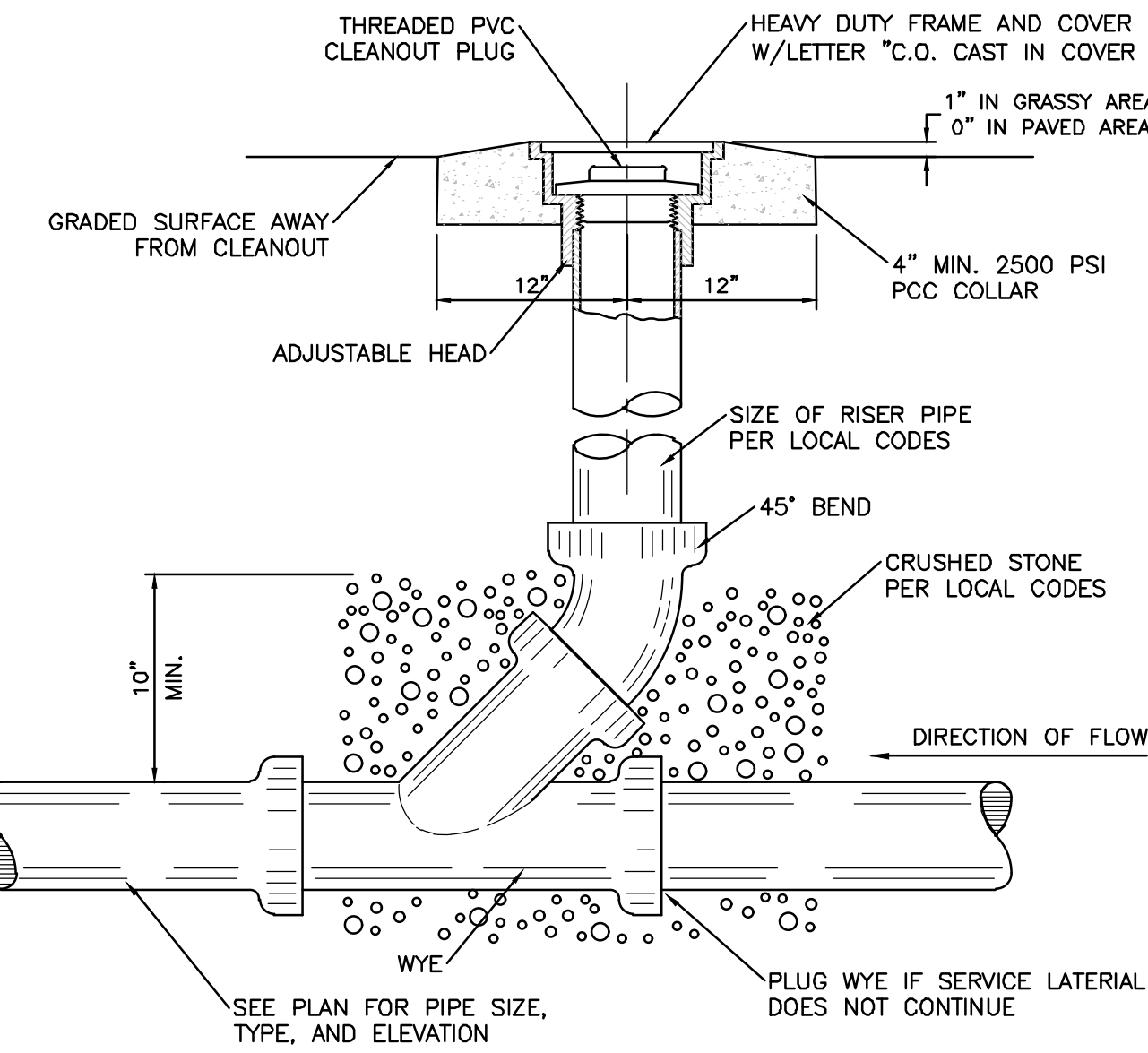
BIKE RACK DETAIL
SCALE: NONE

GENERAL NOTES:

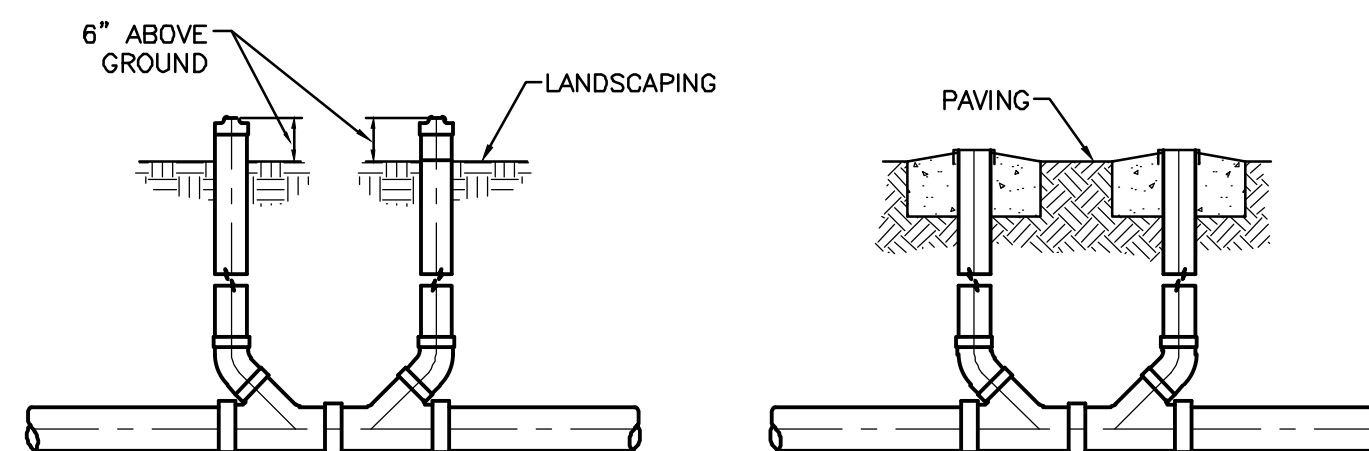
1. 1-FT CLEAR ZONE AROUND BICYCLE RACK SHALL BE PROVIDED
2. SPACE RACKS 4-FT APART
3. NUMBER OF RACKS LISTED ON PLAN
4. RACKS SHALL BE A MINIMUM OF 30 INCHES TALL AND 18 INCHES WIDE
5. BICYCLE RACKS SHALL BE ANCHORED TO THE CONCRETE PAD
6. BICYCLE PARKING SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE



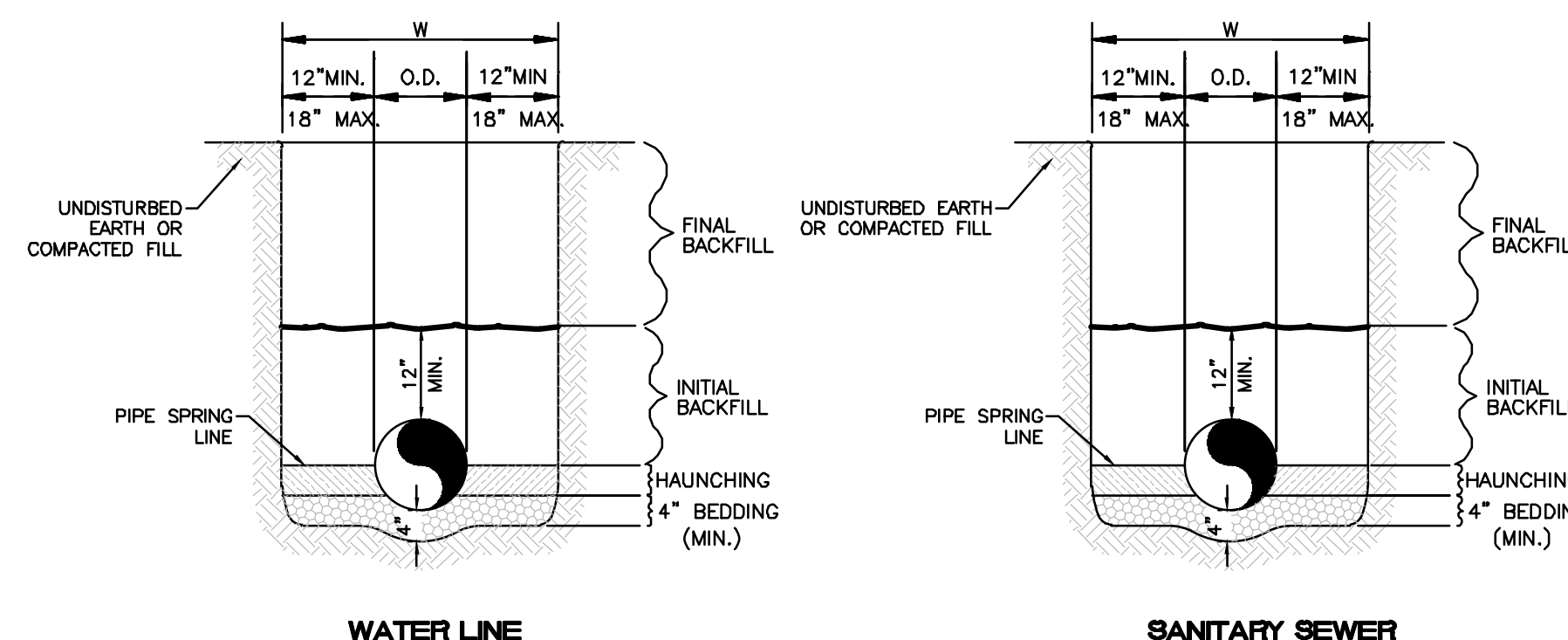
BOLLARD LIGHT FIXTURE DIAGRAM
NTS



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



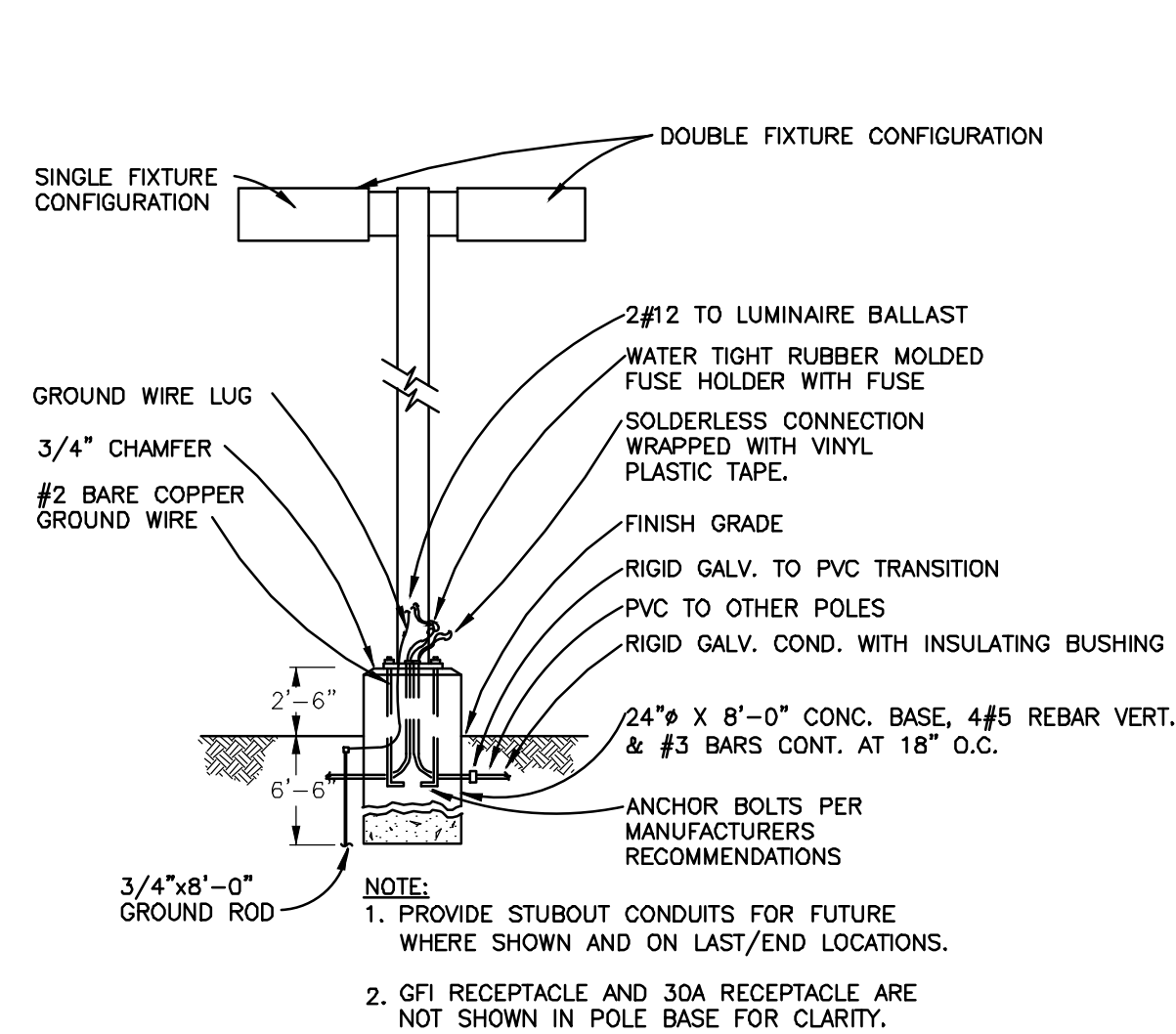
WATER LINE

SANITARY SEWER

GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING DETAIL
NTS



PARKING LOT LIGHTING FIXTURE
NO SCALE

LIGHT POLE DETAIL
NTS

- NOTE:**
1. LIGHTING SHALL COMPLY WITH ZONING CODE §14-16-3-9.
 2. HEIGHT LIMITED TO 16'.

PRELIMINARY - NOT FOR CONSTRUCTION		
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER	WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE	DRAWN BY BF
	CONSTRUCTION DETAILS	DATE 7/31/2020
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020013_DTB_VER B
		SHEET # C5
		JOB # 2020013

3099CGSQDF & 3099CGSQFH

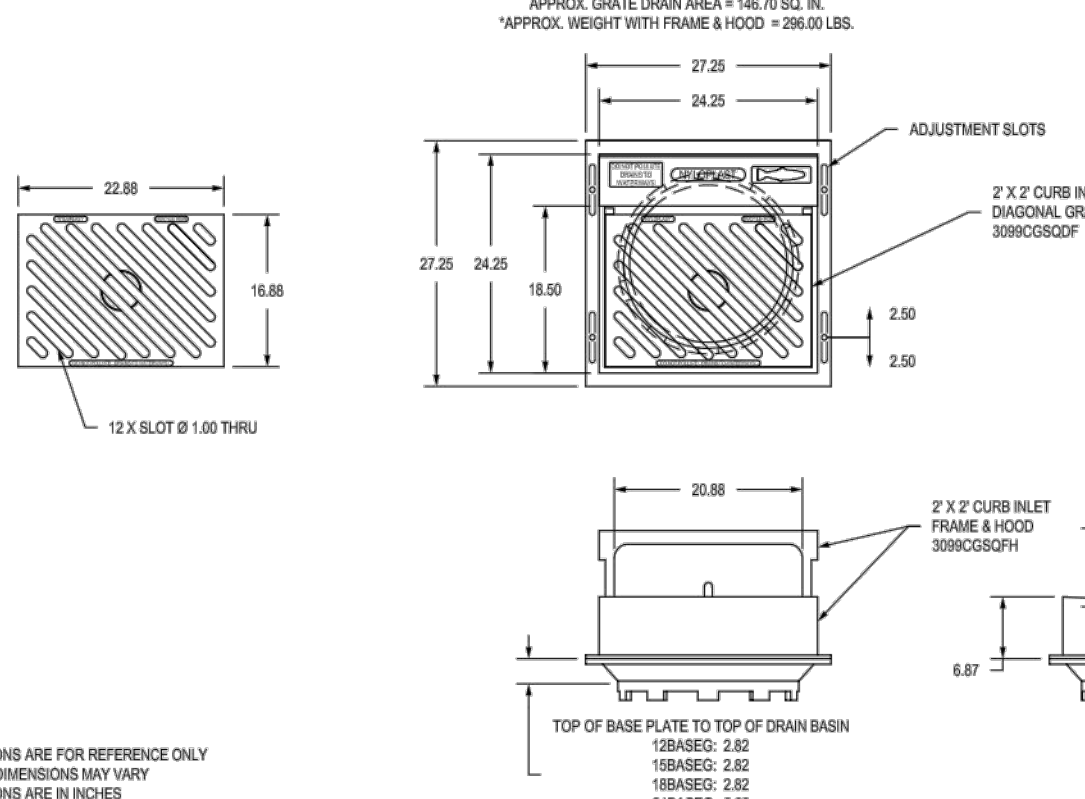
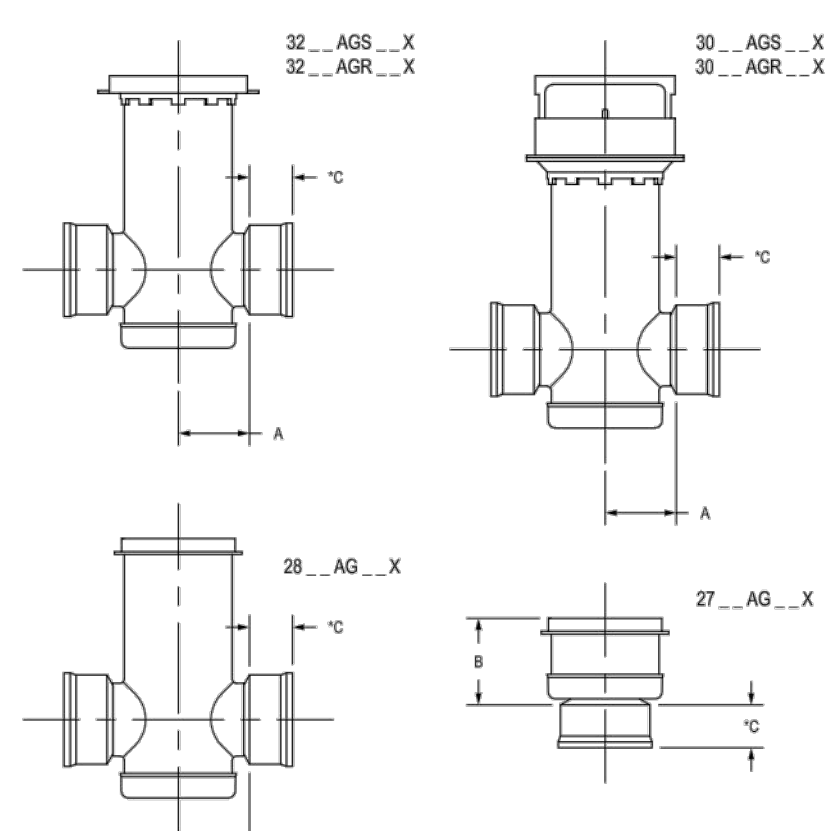


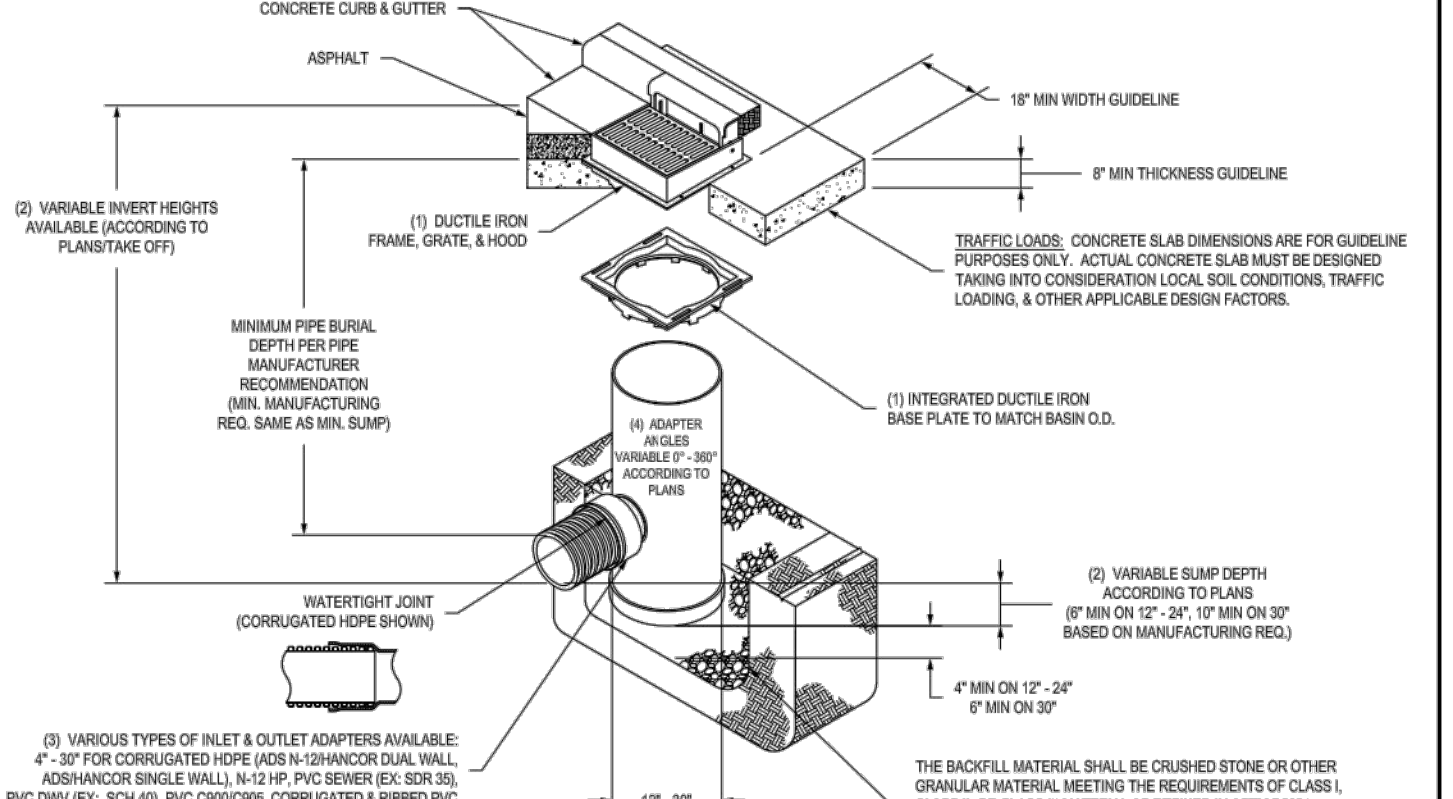
Table with 5 columns: BODY SIZE, ADAPTER SIZE, A, B, C. Lists various size combinations and their corresponding dimensions.

GENERAL NOTES: 1. DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY... DIMENSIONS ARE IN INCHES... GRADE METERS IS ±0.10 METER... MATERIALS SHALL CONFORM TO ASTM A666 GRADE 30... PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT... LOOKING DEVICES AVAILABLE UPON REQUEST SEE DRAWING NO. 7003-10-04...

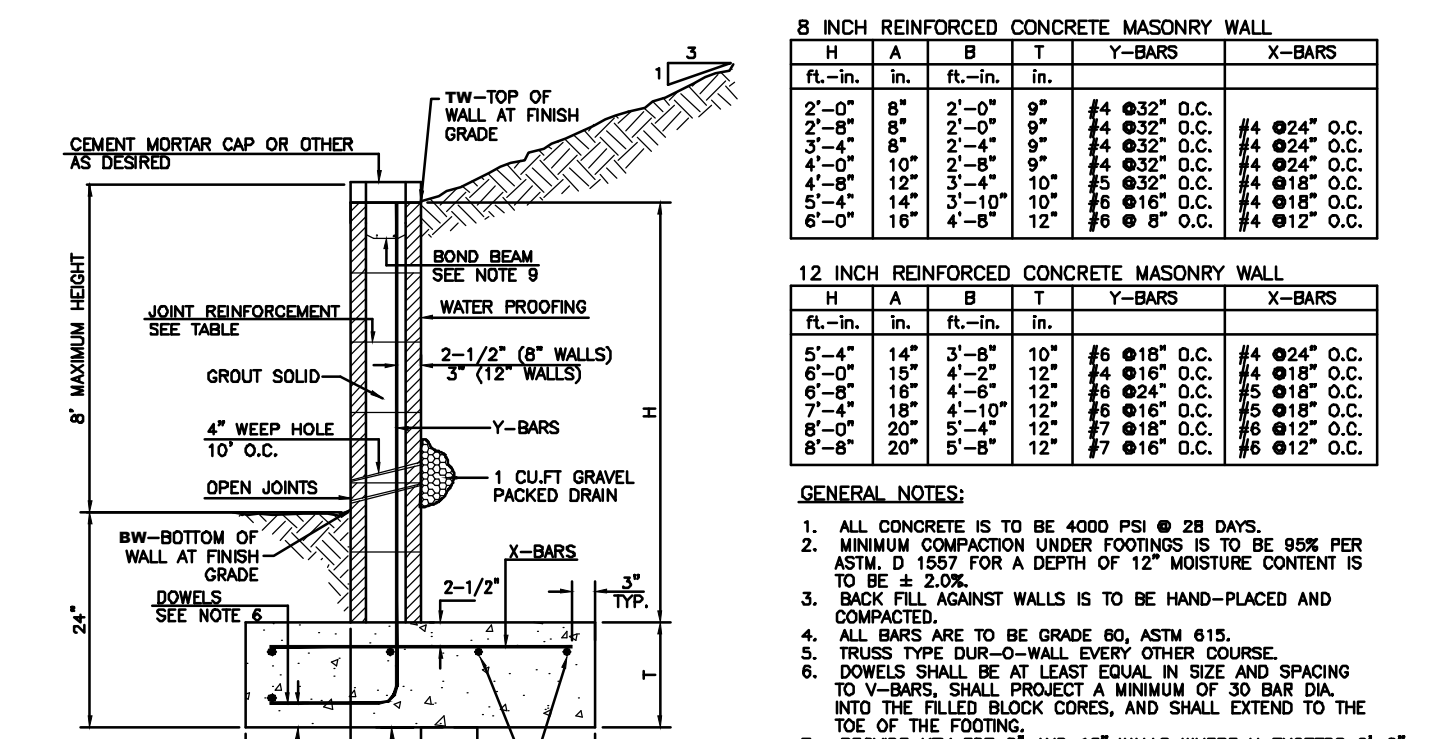


GENERAL NOTES: DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY... DIMENSIONS ARE IN INCHES... GRADE METERS IS ±0.10 METER... MATERIALS SHALL CONFORM TO ASTM A666 GRADE 30... PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT... LOOKING DEVICES AVAILABLE UPON REQUEST SEE DRAWING NO. 7003-10-04...

NYLOPLAST 2 FT X 2 FT CURB INLET STRUCTURE: 30__AGS__X



GENERAL NOTES: 1. 1'-0", 2'-0" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A666 TO B16. 2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS... 3. DRAINAGE CONNECTION TO JOINT (TYPICAL) SHALL CONFORM TO ACTING SPECIFICATIONS FOR JOINT IN SPAN OR DUAL WALL... 4. ADAPTERS ON 8x8 BOLTS AT AN ANGLE OF 10 TO 30 TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7003-10-04... 5. ALL CURB INLET ADAPTERS (STANDARD & OPTIONAL) SHALL MEET PERFORMANCES PER NYLOPLAST PERMITS.



GENERAL NOTES: 1. ALL CONCRETE IS TO BE 4000 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. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS... 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE IT EXCEEDS 6'-0" INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING... 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'... 9. ROAD BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#6 BARS FOR WALLS OVER 5'-4".

NYLOPLAST 24" DRAIN BASIN: 2824AG__X

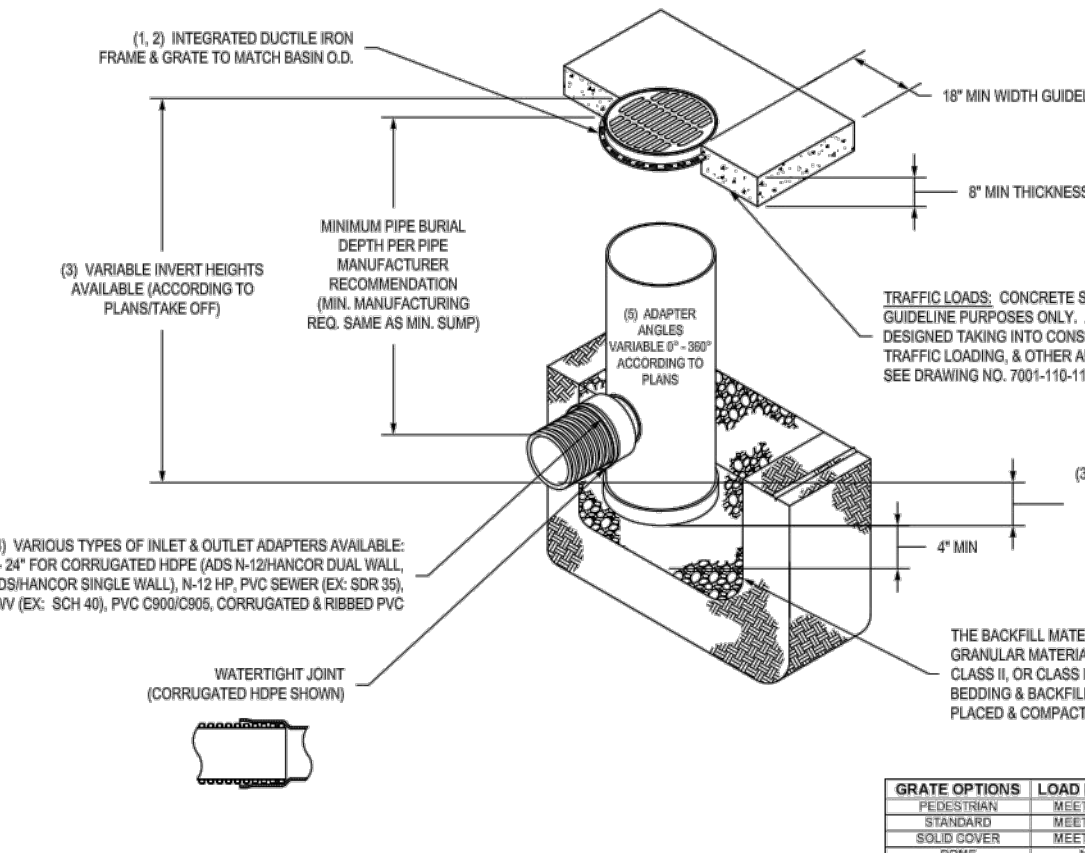
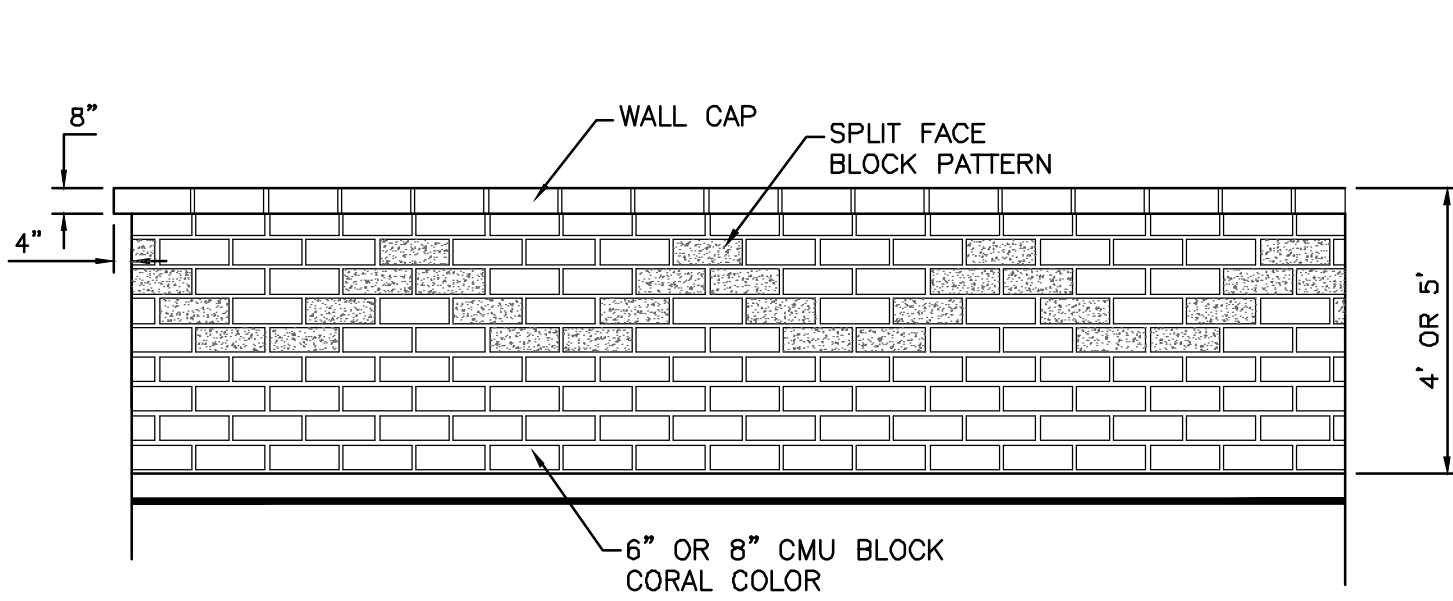
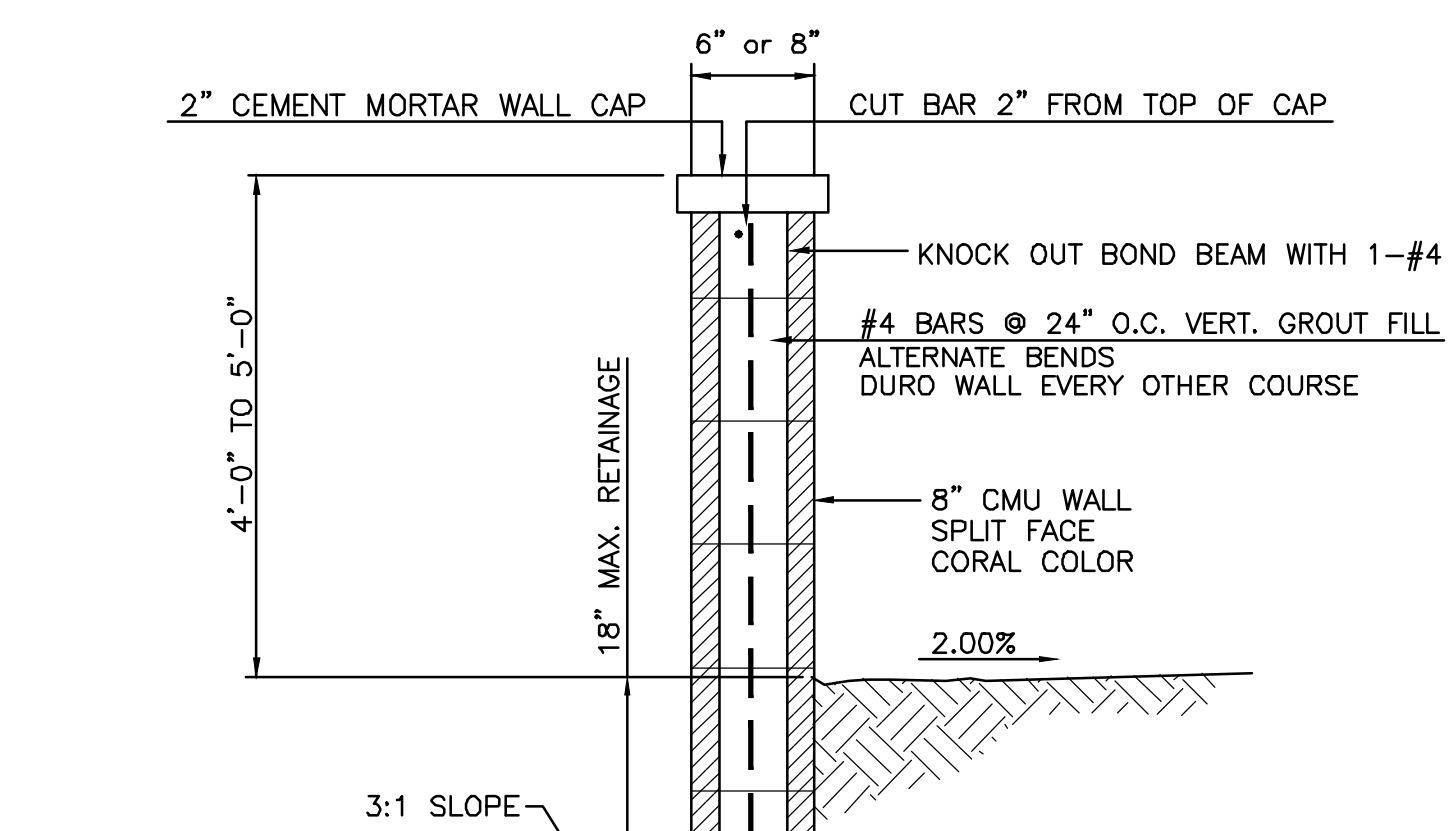


Table with 5 columns: BODY SIZE, ADAPTER SIZE, A, B, C. Lists various size combinations and their corresponding dimensions for the 24" drain basin.

GENERAL NOTES: DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY... DIMENSIONS ARE IN INCHES... GRADE METERS IS ±0.10 METER... MATERIALS SHALL CONFORM TO ASTM A666 GRADE 30... PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT... LOOKING DEVICES AVAILABLE UPON REQUEST SEE DRAWING NO. 7003-10-04...



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. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS... 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE IT EXCEEDS 6'-0" INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING... 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'... 9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

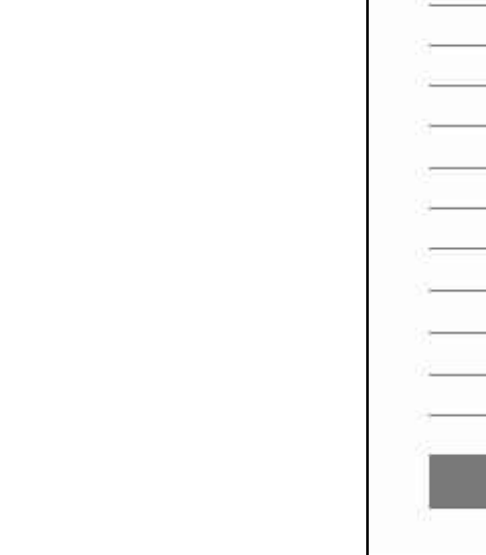
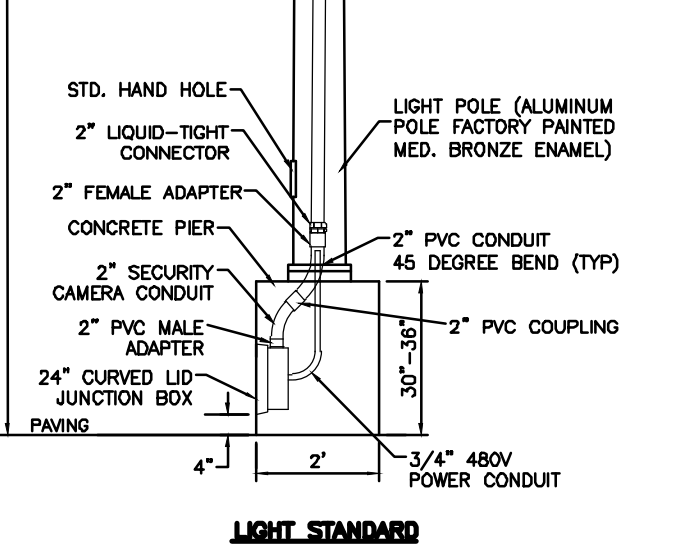
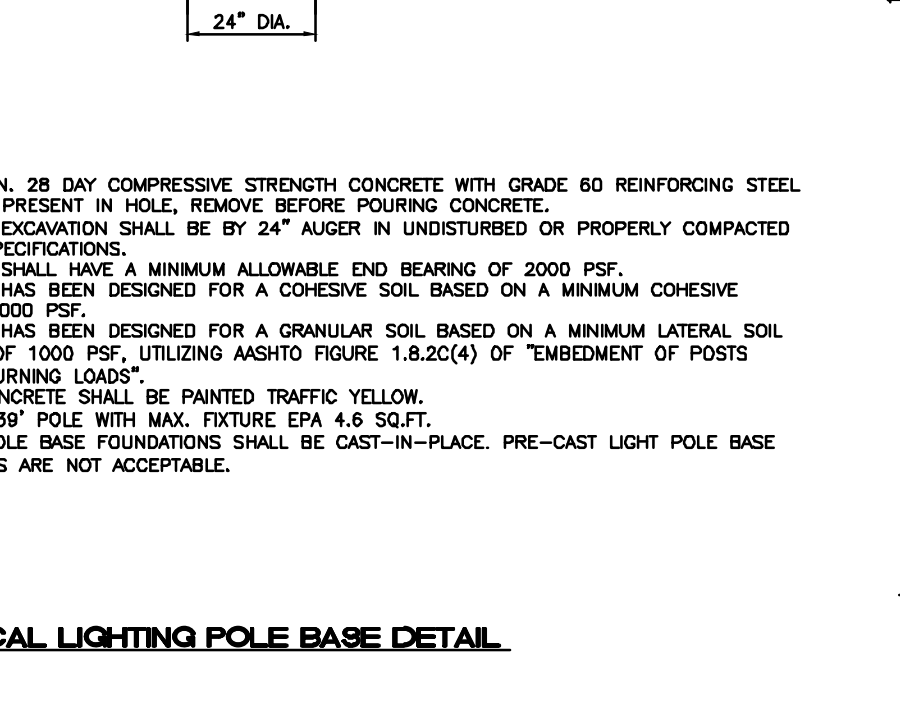
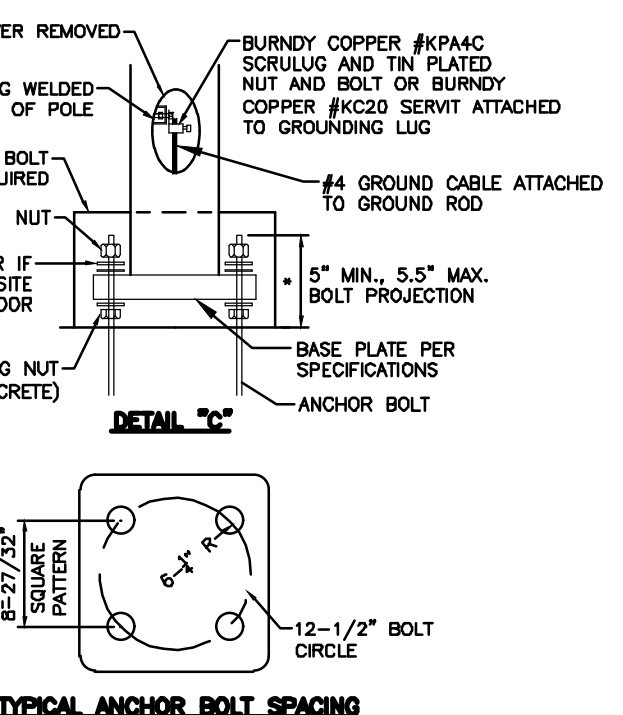
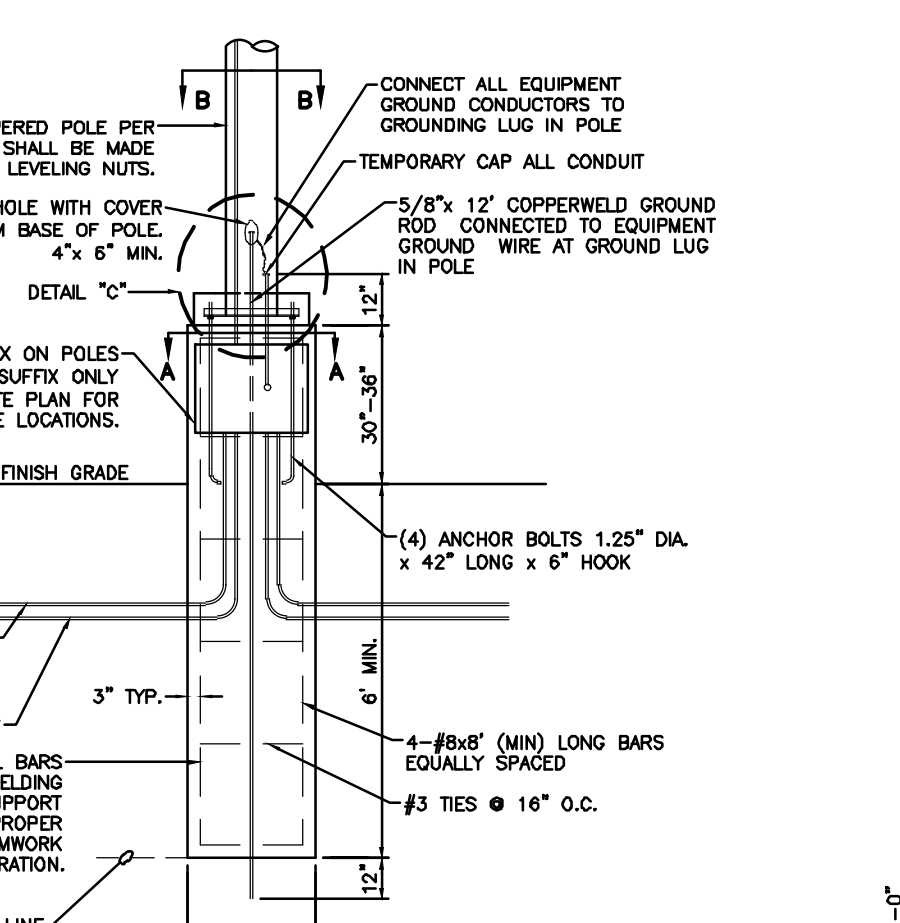
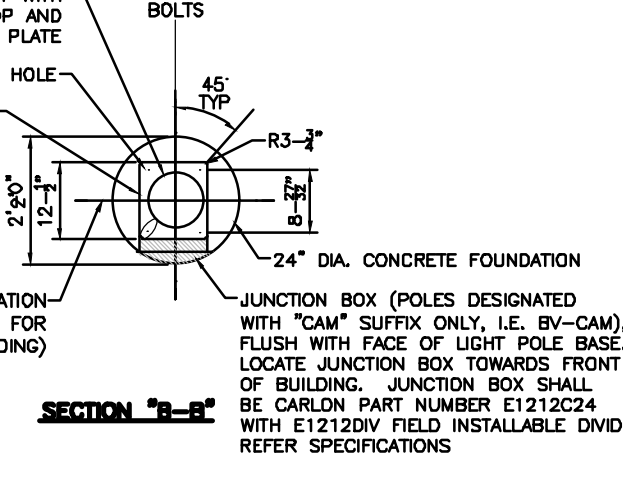
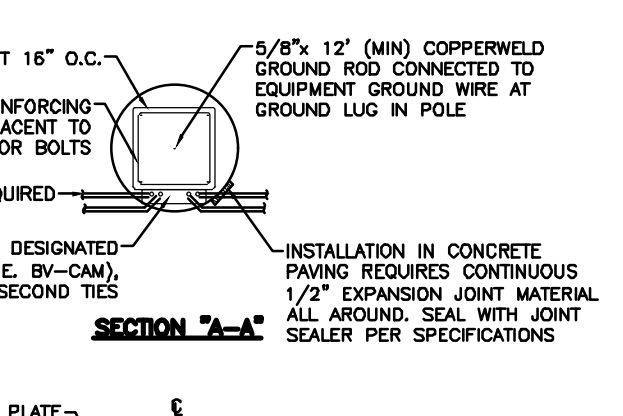


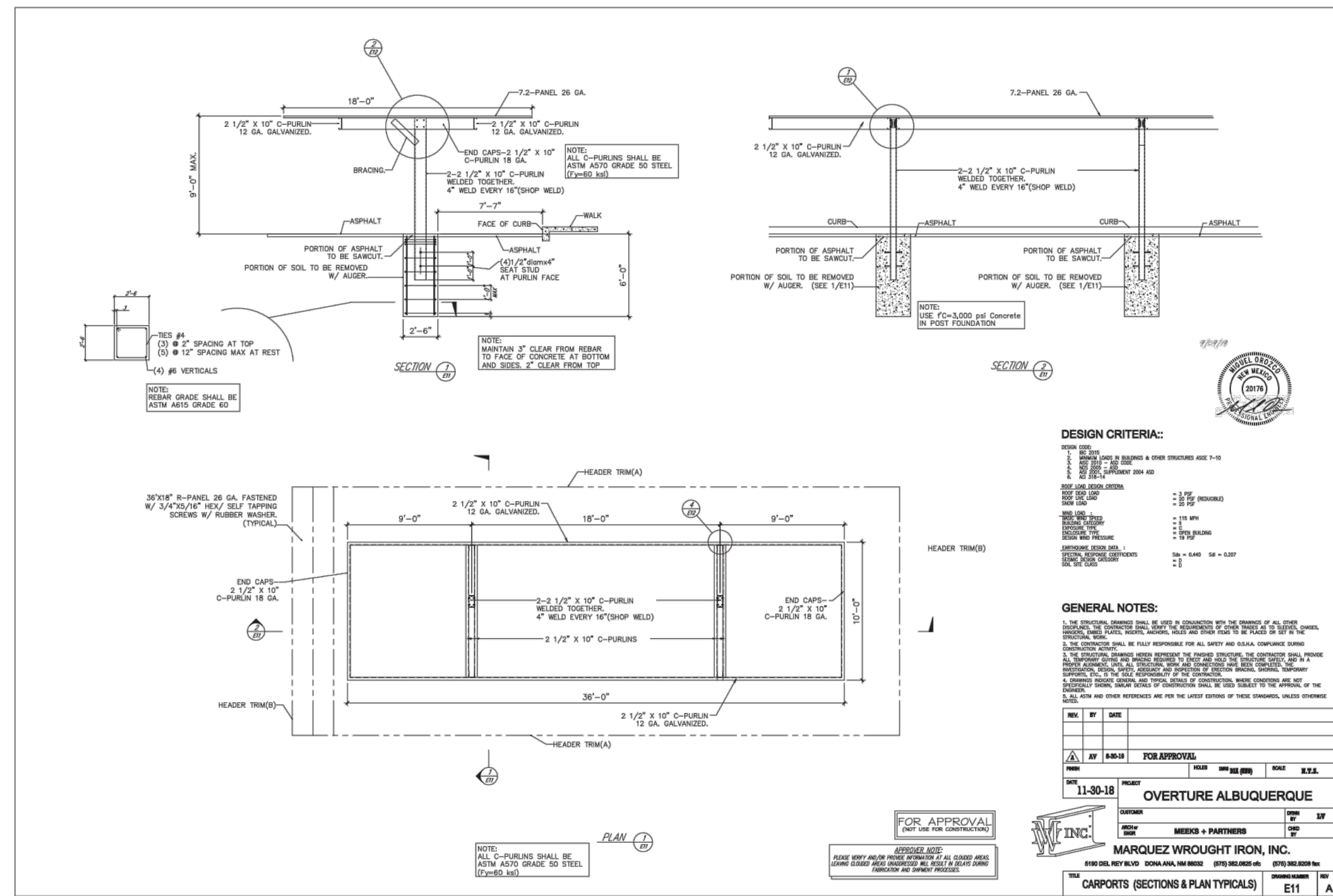
Table with 2 columns: Property, Value. Lists geometric properties for the pavers: Nominal Area (24" x 24" x 1.5"), Gross Area of each mat (4 s.f.), Concrete Strength (5000 psi), Weight of each mat (45 lbs), Flexibility (min. radius of curvature) (12 in), Plantable Area (61% (100% for Sod)), Concrete Surface Area (39%), Concrete Bearing Area (90%), Mats per pallet (60), Area covered per pallet (240 s.f.), Color (Buff/Tan, Grey). Note: * other colors available for special order.

DRIVEABLE GRASS SPECIFICATION FOR FIRE ACCESS

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. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS... 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE IT EXCEEDS 6'-0" INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING... 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'... 9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

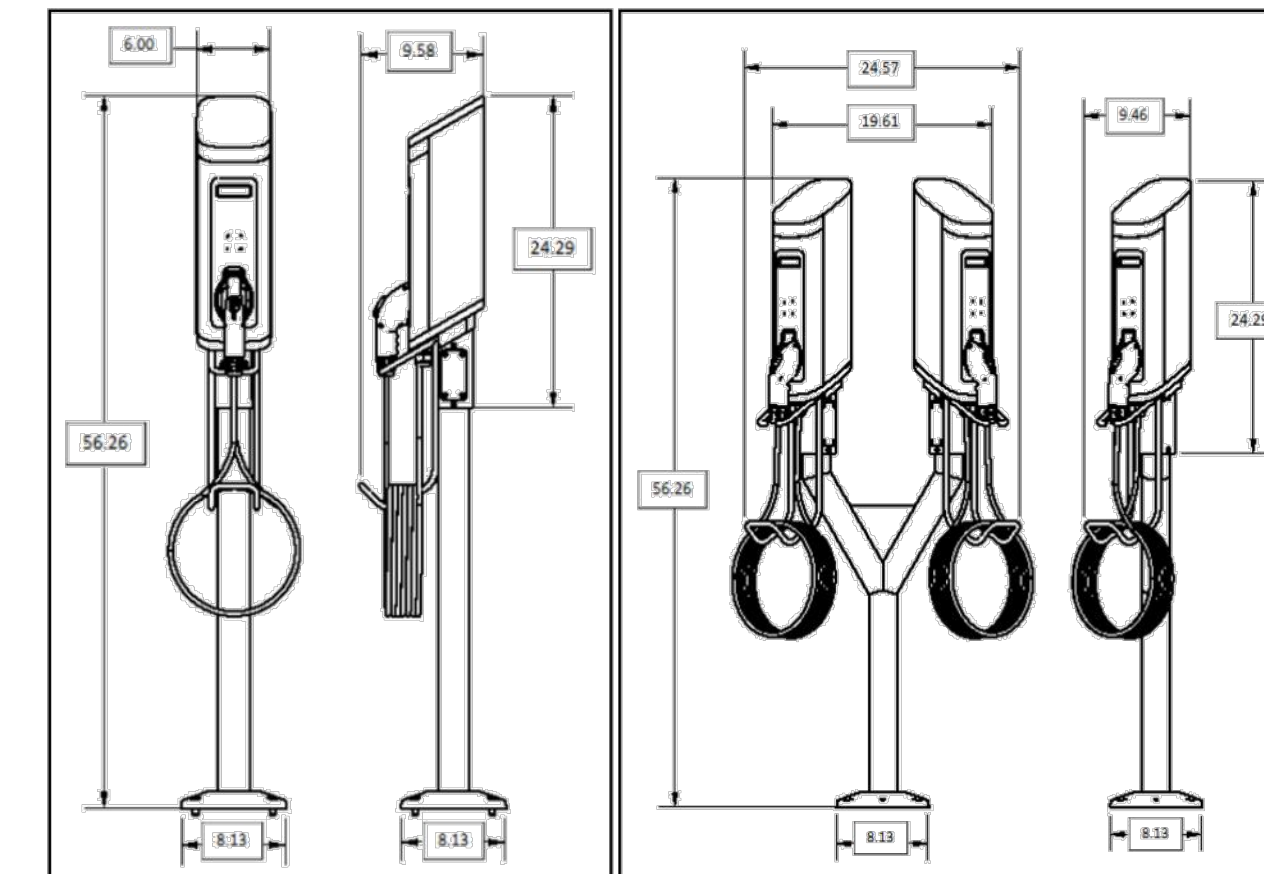
PRELIMINARY - NOT FOR CONSTRUCTION. ENGINEER'S SEAL: RONALD R. BOHANNAN, NEW MEXICO PROFESSIONAL ENGINEER, 7868. PROJECT: WINTERGREEN LUXURY APARTMENTS, GOLF COURSE RD NE, ALBUQUERQUE, NM 87109. DRAWN BY: BF, DATE: 7/31/2020, SHEET #: 2020013_DTB_VER B, SHEET # C6.

TIERRA WEST, LLC logo and address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109, (505) 858-3100, www.tierrawestllc.com.

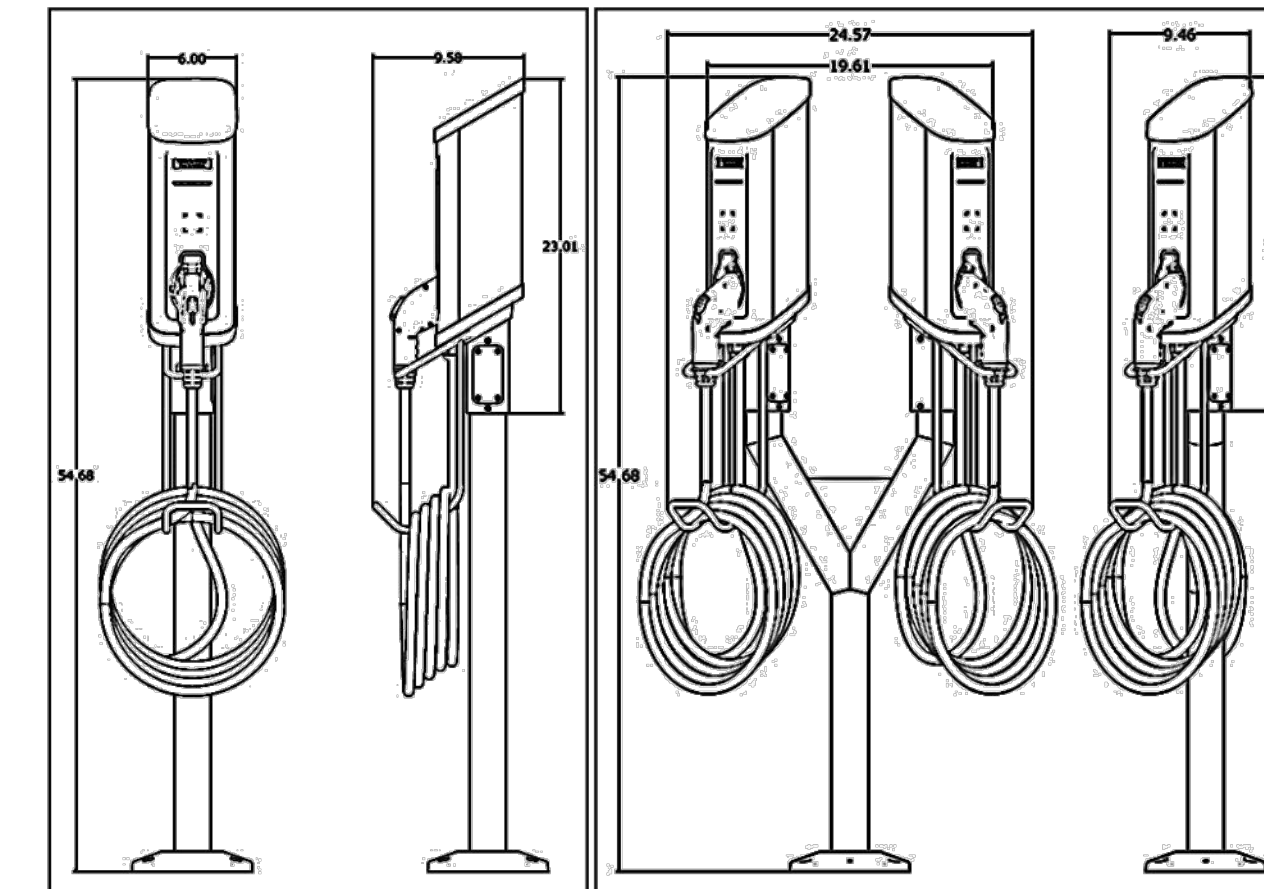


CARPORT DETAIL NTS

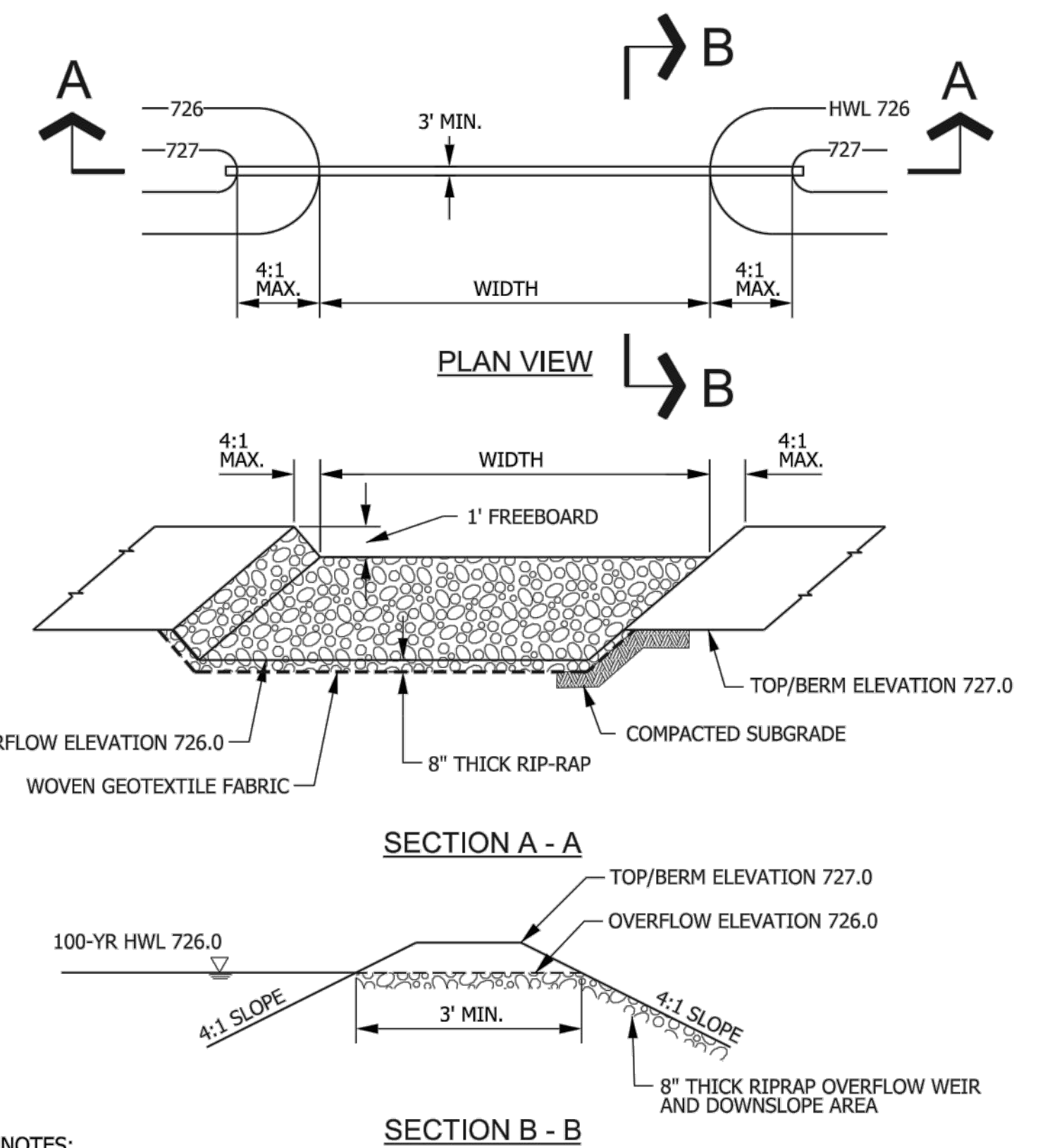
SemaConnect 620 Single and Dual Pedestal mount Installation Key Dimensions



SemaConnect 520 Single and Dual Pedestal mount Installation Key Dimensions

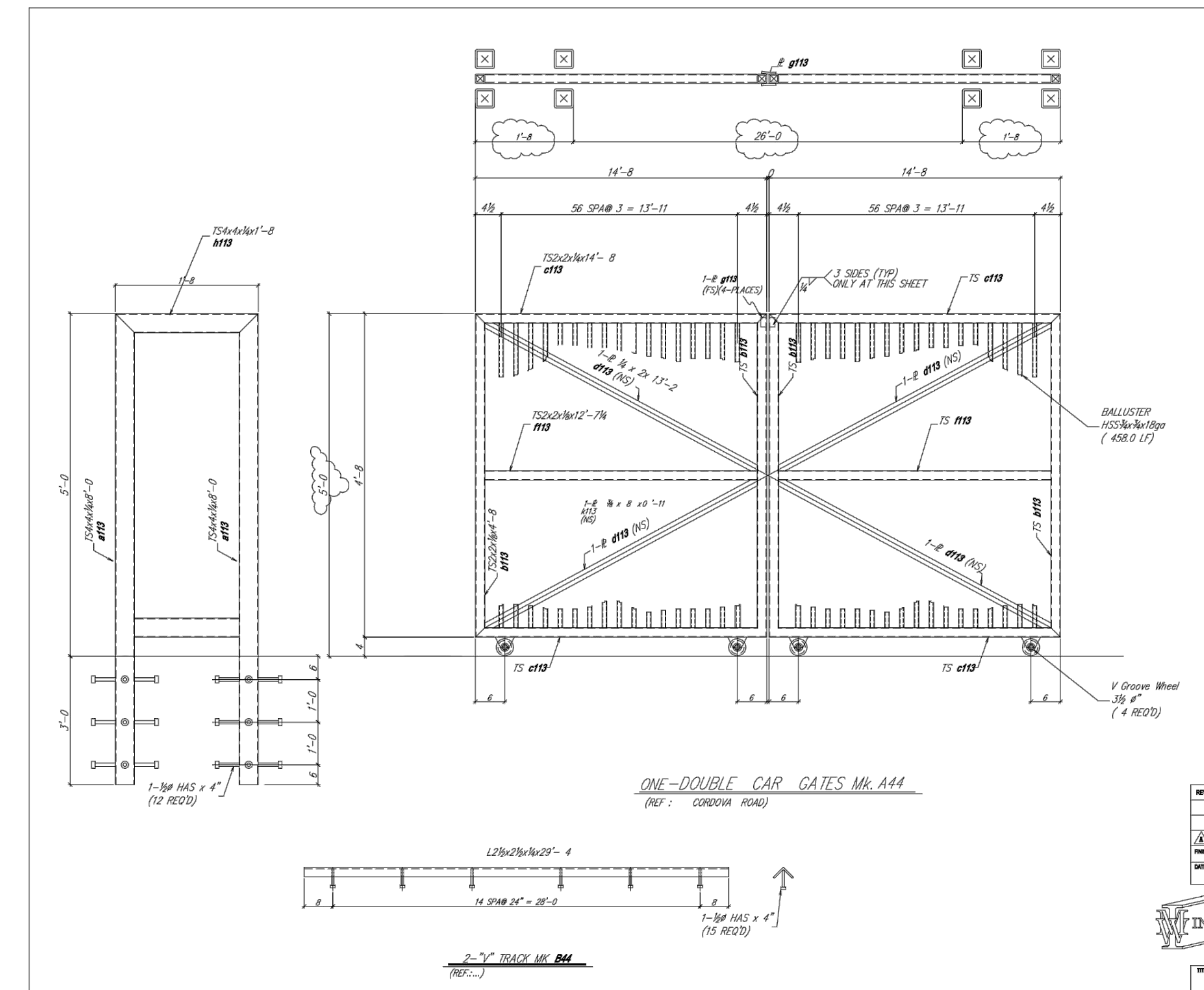


CAR CHARGING STATION DETAIL NTS



- NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE PEAK 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
 2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IUM MATERIAL SPECIFICATION 592, TABLE 1, CLASS 1, II, OR III.

EMERGENCY OVERFLOW WIER NOT TO SCALE



VEHICLE GATE DETAIL NTS

PRELIMINARY - NOT FOR CONSTRUCTION

	WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE CONSTRUCTION DETAILS	DRAWN BY BF DATE 7/31/2020 2020013_DTB_VER B
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C7 JOB # 2020013

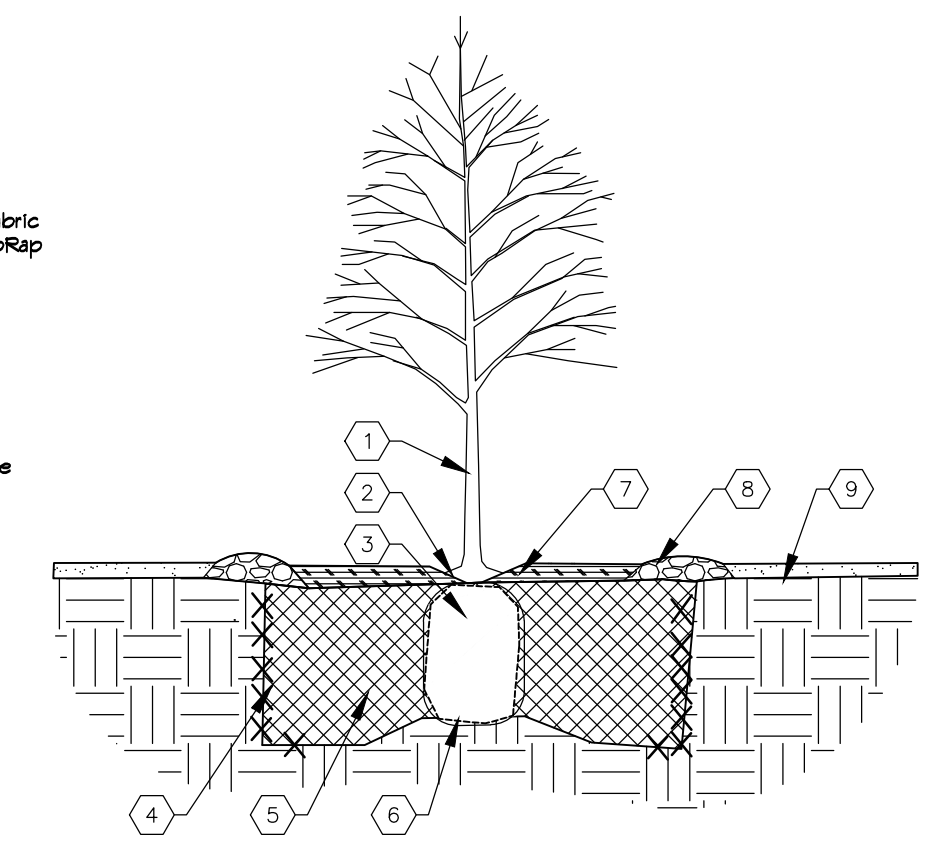
LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	SIZE (MATURE HGW)	WATER USE	COVER (EAJ)	TOTAL	USDA NATIVE
Trees								
16	2"	Cal	Hackberry <i>Celtis occidentalis</i>	40' x 40'	L	1600	25600	San Miguel City
9	2"	Cal	Redbud <i>Cercis canadensis</i>	20' x 20'	M	400	3600	Yes
42	2"	Trunk w/ 2" Combined Cal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	26250	Yes
20	2"	Trunk w/ 2" Combined Cal	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	4500	Yes
11	2"	Cal	Green Ash <i>Fraxinus pennsylvanica</i>	40' x 30'	M	900	15300	Yes
13	2"	Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M	2025	26325	Yes
21	6"	Height	Pinon Pine <i>Pinus edulis</i>	30' x 20'	M	400	10800	Yes
40	6"	Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M	625	25000	
12	2"	Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	15200	TX
20	2"	Trunk w/ 2" Combined Cal	Chestnut Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	8000	
							Total Tree Coverage:	164575
Shrubs & Groundcover								
12	9 Gal		Serviceberry <i>Amelanchier alnifolia</i>	10' x 10'	M	100	1000	Yes
14	9 Gal		Blonde Abetition Blue Grama <i>Bouteloua gracilis 'Blonde Abetition'</i>	3' x 3'	M	9	666	Yes
26	9 Gal		Blue Flax Spruce <i>Caryopteris x clandonensis</i>	3' x 3'	L	9	234	Yes
53	9 Gal		Alder-Leaf Mountain Mahogany <i>Cercocarpus montanus</i>	15' x 15'	L	225	11525	Yes
12	9 Gal		Grey-Leaf Colonaster <i>Cotoneaster burinifolius/glaucophyllus</i>	8' x 10'	M	100	1000	
41	9 Gal		Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RU	25	1175	Yes
165	9 Gal		Chenets <i>Ericameria nauseosa</i>	5' x 5'	RU	25	425	Yes
22	9 Gal		Manhattan Euonymus <i>Euonymus alatus/obovatus</i>	6' x 6'	M	36	792	
39	9 Gal		Apache Plume <i>Filipendula paradoxo</i>	6' x 7'	L	49	191	Yes
9	9 Gal		Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	L	9	531	TX
29	9 Gal		Dogwood <i>Cornus sericea 'Bailey'</i>	3' x 3'	M	9	261	Yes
51	9 Gal		Spartan Juniper <i>Juniperus chinensis 'Spartan'</i>	5' x 6'	L	36	2052	
54	9 Gal		Buffalo Juniper <i>Juniperus sibirica 'Buffalo'</i>	7' x 8'	L	64	3456	
81	9 Gal		Deer Grass <i>Muhlenbergia rigens</i>	4' x 4'	L	16	136	Los Alamos
78	9 Gal		Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RU	36	2808	Yes
75	9 Gal		Saltgrass <i>Panicum virgatum</i>	4' x 4'	M	16	1000	Yes
80	9 Gal		Potentilla <i>Potentilla fruticosa (Desiphora L)</i>	3' x 3'	M	9	720	Yes
39	9 Gal		Tree-Leaf Sunsc <i>Rhus trilobata</i>	6' x 6'	L	36	1404	Yes
41	9 Gal		Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	656	
39	9 Gal		Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	L	9	351	TX
							Total Shrub Coverage:	36091

Pursuant to ICD 9-6(C)75(D) Organic mulch such as wood chips or peat shells, is required as ground cover for the portion of any landscaped area surrounding the vegetation root ball, as well as beneath the entire tree canopy or drip-line, in each required landscape area.

Other Materials

SYMB.	QTY	TYPE
10	EA	Boulders (2-3cf) To be placed at contractor's discretion
5650	SF	Cruker Fines Over Aggregate Basecourse
52285	SF	Landscape Gravel A with Filter Fabric 1/2" Brown Gravel
41325	SF	Landscape Gravel B with Filter Fabric 1" Antrasto Gravel
8680	SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Blue Salt Fractured Cobble/RipRap
11260	SF	Parkland Sod Pop-Up Irrigation
22080	SF	Native Seed Area Wetland Mix with Rotor Irrigation
2160	SF	Dog Park Surfacing Synthetic Turf over Aggregate Base
Concrete See site plan		
Asphalt Parking Areas and Driveways See site plan		
Landscape Curb See site plan		
Stormwater Management Depression		
Site Furnishings Benches, Tables, Trash Receptacles		



TREE PLANTING KEYED NOTES

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

01 TREE PLANTING
NTS

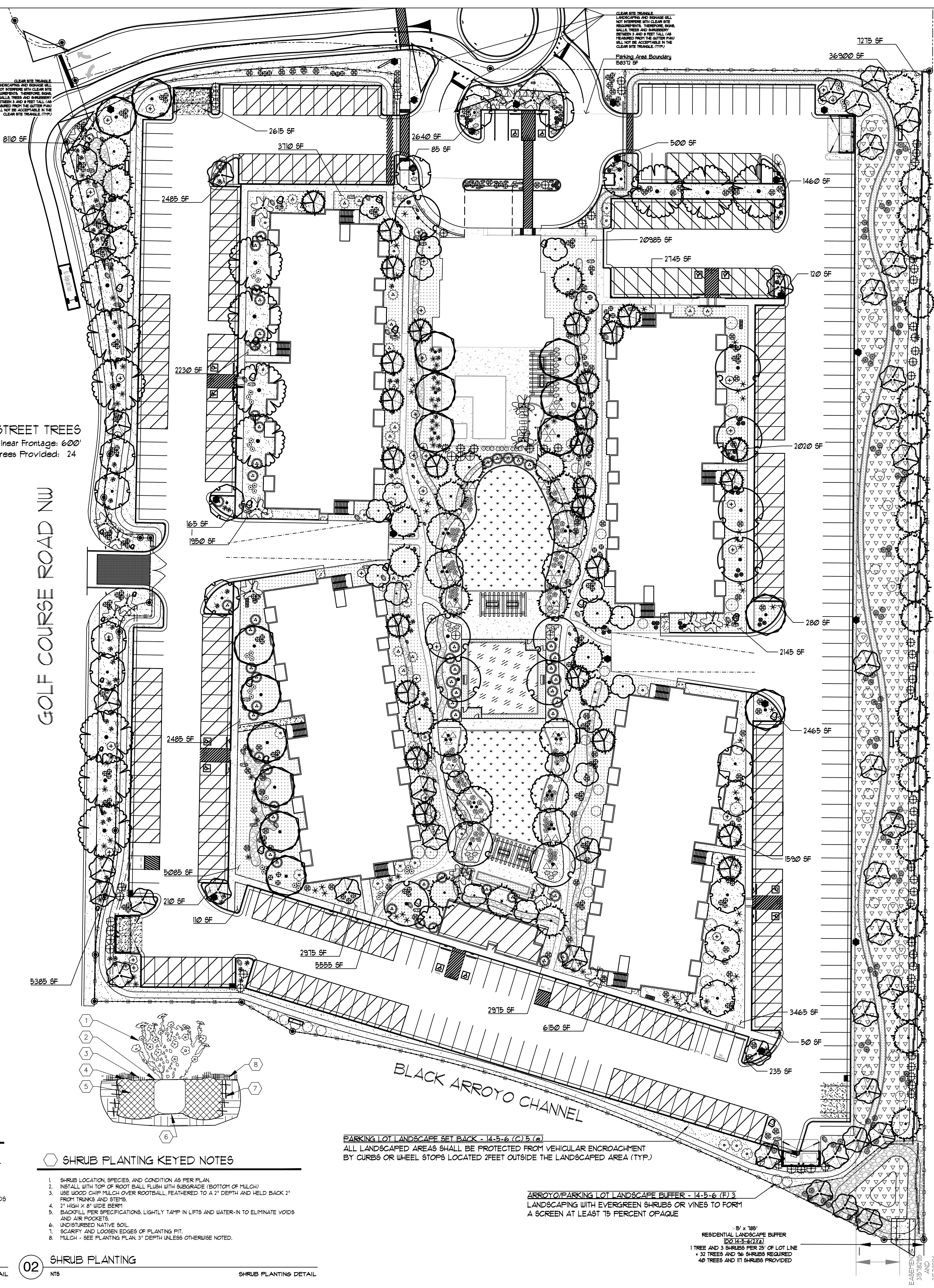
SHRUB PLANTING KEYED NOTES

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

02 SHRUB PLANTING
NTS

STREET TREES
Linear Frontage: 600'
Trees Provided: 24

GOLF COURSE ROAD NUI



PARKING LOT LANDSCAPE SET BACK - 14-5-6 (C13.7g)
ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS OR WHEEL STOPS LOCATED 2 FEET OUTSIDE THE LANDSCAPED AREA (TYP.)

ARROYO/PARKING LOT LANDSCAPE BUFFER - 14-5-6 (F)3
LANDSCAPING WITH EVERGREEN SHRUBS OR VINES TO FORM A SCREEN AT LEAST 75 PERCENT OPAQUE

8' x 100'
RESIDENTIAL LANDSCAPE BUFFER
(C13.3-3.272)
1 TREE AND 3 SHRUBS PER 50 SF OF LOT LINE
40 TREES AND 96 SHRUBS REQUIRED
40 TREES AND 96 SHRUBS PROVIDED

GENERAL NOTES

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.

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

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE USING A 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.

GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED AS ANOTHER HATCHED GROUND COVER AREA SUCH AS THOSE INDICATED TO RECEIVE NATIVE SEED. 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 OWNER'S 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, INSTALLED IN A SINGLE PHASE. THE IRRIGATION SYSTEM SHALL PROTECT POTABLE WATER SYSTEMS THROUGH THE USE OF AN APPROVED PRESSURE VALVE BACKFLOW PREVENTION DEVICE. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, FINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 10 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 15 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.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

ZONING

MX-M1 MIXED-USE WITH MODERATE INTENSITY

APPLICABLE REGULATION(S)

IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (ACRES) 8.79
TOTAL LOT AREA (SF) 382892
BUILDING AREA (SF) 61950
NET LOT AREA (SF) 320942

REQUIRED LANDSCAPE (%) 15
REQUIRED LANDSCAPE (SF) 48141
LANDSCAPE PROVIDED (SF) 144030

VEGETATIVE COVER (%) - REQ 15.0
VEGETATIVE COVER (SF - REQ) 108023
VEGETATIVE COVER (SF - PROV.) 240661

GROUND COVER (%) - REQ 18.75
GROUND COVER (SF - REQ) 620171
GROUND COVER (SF - PROV.) 71432

IRRIGATED TURF (SF) 11260
IRRIGATED TURF (% OF LANDSCAPE) 7.8%

REQ. TREES - 1ST AND 2ND STORY UNITS 104
PROVIDED UNIT TREES 118

PARKING LOT INTERIOR LANDSCAPE CALCULATIONS - 14-5-6 (F)2

PARKING LOT AREA (SF) 138572
REQ. PARKING LANDSCAPE 10% (SF) 13857
PROV. PARKING LANDSCAPE (SF) 35644
REQ. PARKING TREES (1/10 SPOTS) 36
PROV. PARKING TREES 113

RESIDENTIALLY-ZONED AREA

STATE OF NEW MEXICO
CRAIG SOLETHOR
REGISTERED LANDSCAPE ARCHITECT
September 24, 2020

Wintergreen Luxury Apartments
Golf Course Road
Albuquerque, NM

Conceptual Landscape Plan

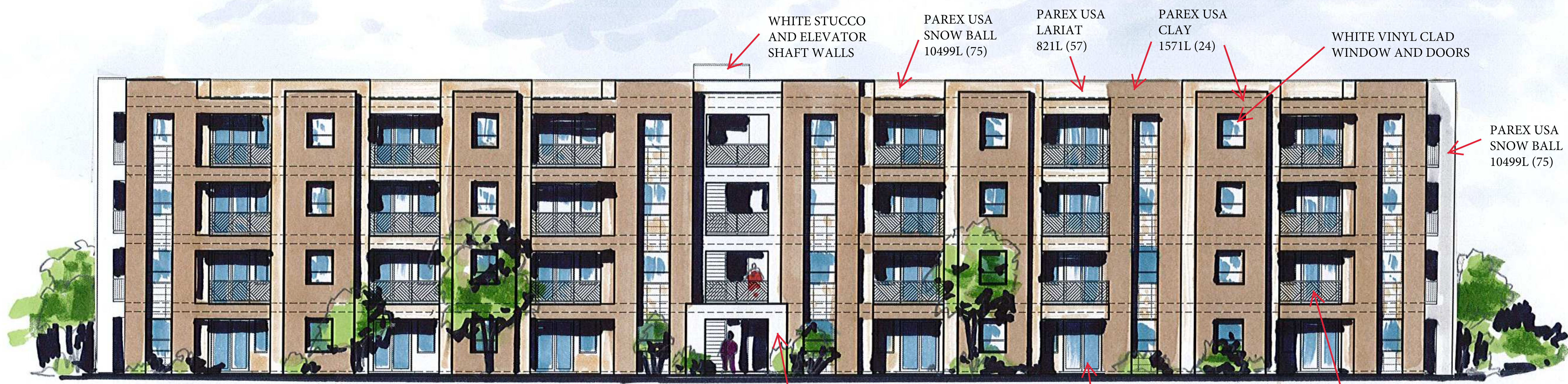
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

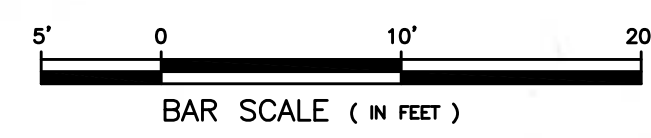
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REVISION: [Number]
DATE: 09/24/2020

SCALE: 1" = 40'-0"

SHEET #
LS-101



4 TYPICAL FRONT ELEVATION
1/8" = 1'-0"



WHITE STUCCO AND ELEVATOR SHAFT WALLS
PAREX USA SNOW BALL 10499L (75)
PAREX USA LARIAT 821L (57)
PAREX USA CLAY 1571L (24)
WHITE VINYL CLAD WINDOW AND DOORS

PAREX USA SNOW BALL 10499L (75)

WHITE VINYL CLAD WINDOW AND DOORS

BRONZE COLOR STEEL WROUGHT IRON GUARDRAILS

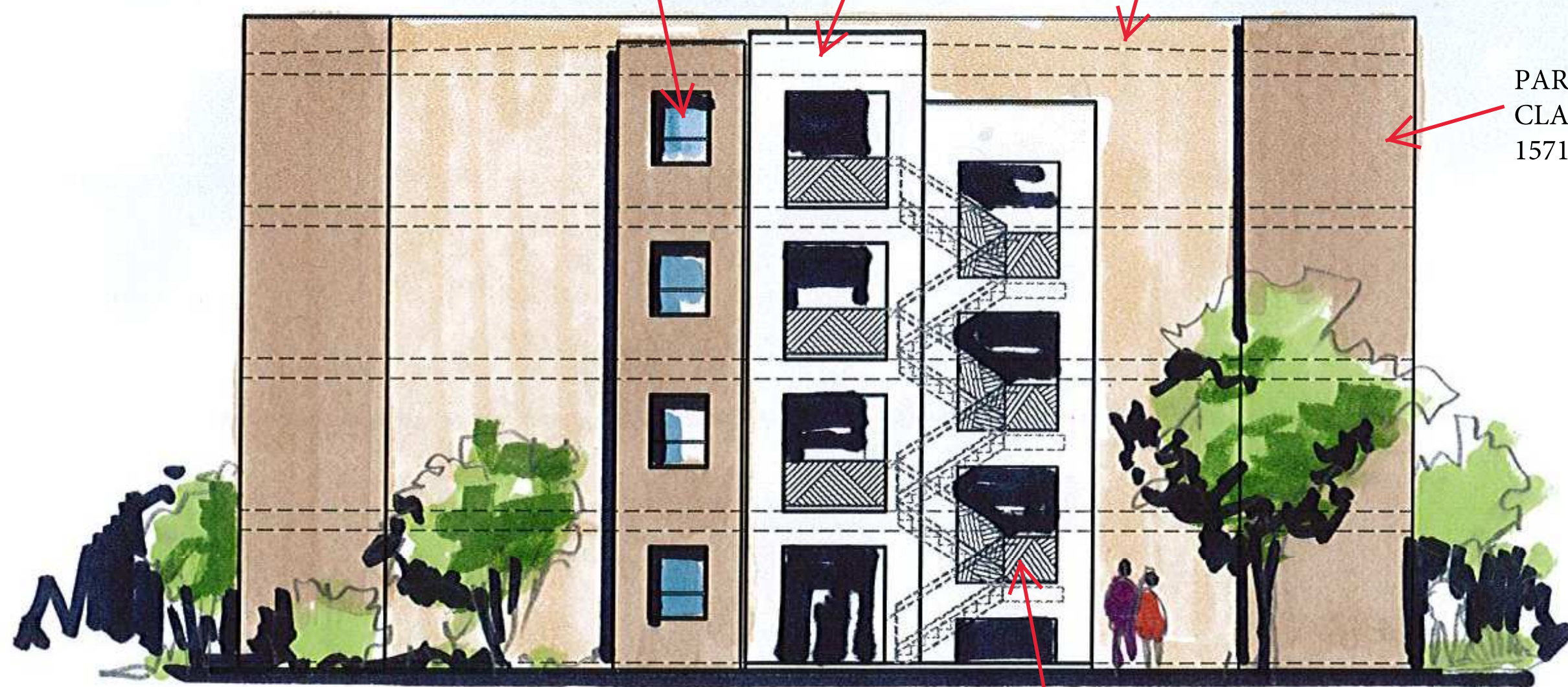
PAREX USA SNOW BALL 10499L (75)

WHITE VINYL CLAD WINDOW AND DOOR

PAREX USA SNOW BALL 10499L (75)

PAREX USA LARIAT 821L (57)

PAREX USA CLAY 1571L (24)



3 TYPICAL RIGHT ELEVATION
1/8" = 1'-0"



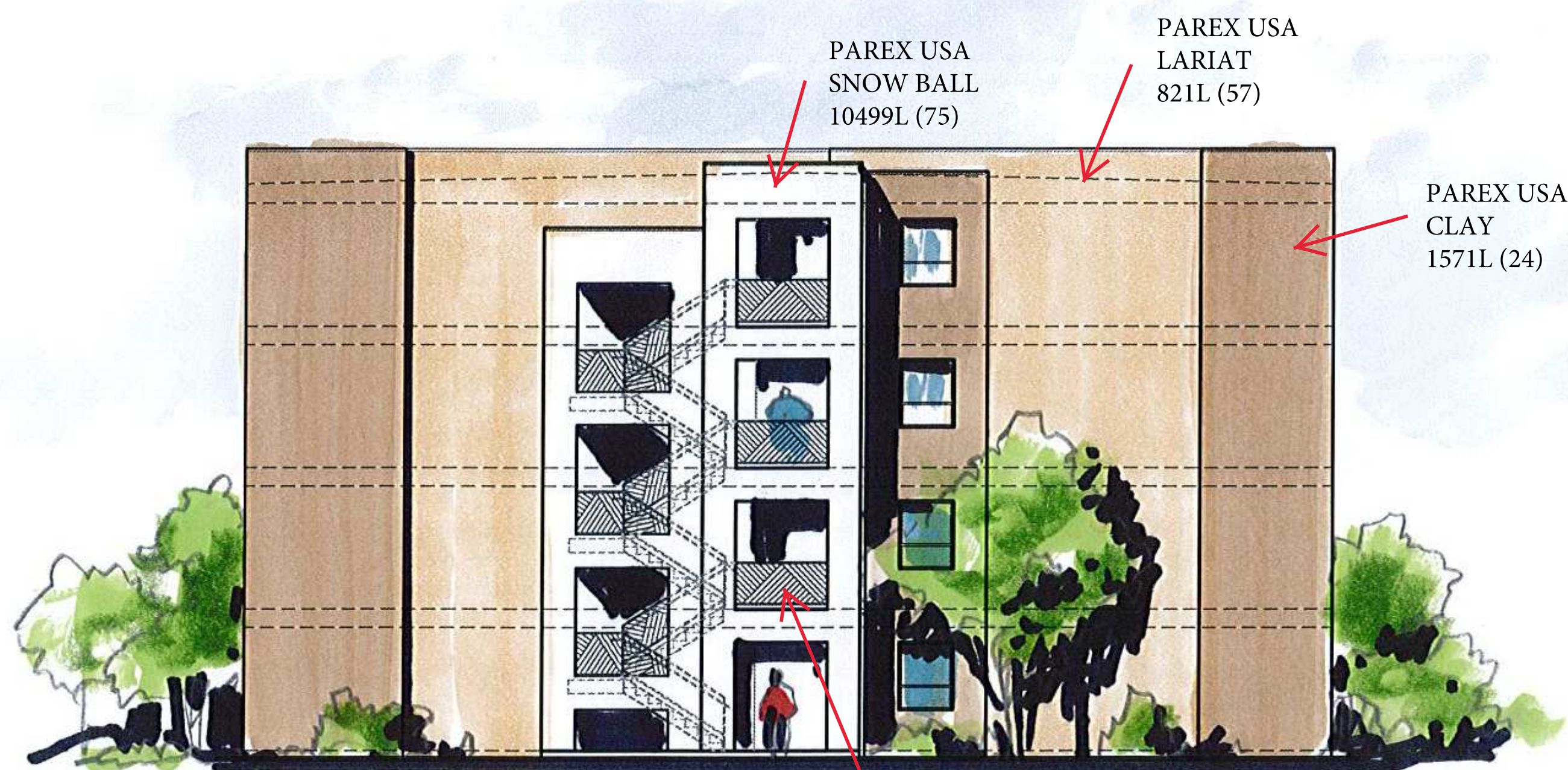
BRONZE COLOR STEEL WROUGHT IRON GUARDRAILS

WINTERGREEN LUXURY APARTMENTS
BUILDING ELEVATIONS
ALBUQUERQUE, NM
PROJECT #2020-05

REVISION DATE
DATE 05-19-2020
SHEET NUMBER A-5.0



4 TYPICAL REAR ELEVATION
 1/8" = 1'-0"
 5' 0 10' 20'
 BAR SCALE (IN FEET)



3 TYPICAL LEFT ELEVATION
 1/8" = 1'-0"
 5' 0 10' 20'
 BAR SCALE (IN FEET)

WINTERGREEN LUXURY APARTMENTS
 BUILDING ELEVATIONS
 ALBUQUERQUE, NM
 PROJECT #2020-05

REVISION DATE

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SHEET NUMBER A-5.1



PAREX USA
LARIAT
821L (57)

BRONZE COLOR
STEEL WROUGHT
IRON GUARDRAILS

PAREX USA
CLAY
1571L (24)

PAREX USA
LARIAT
821L (57)

WHITE VINYL CLAD
WINDOW AND DOORS

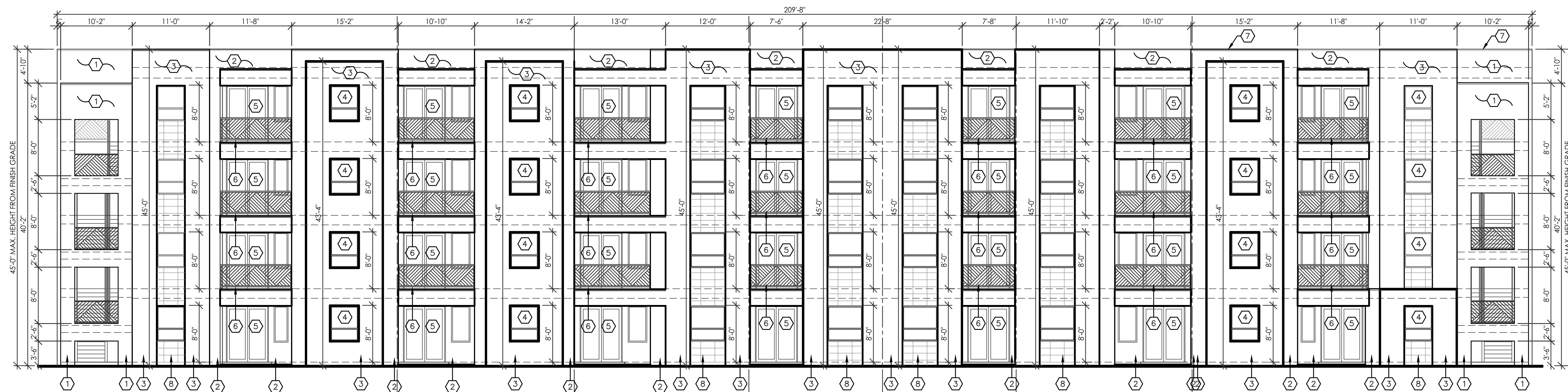
PAREX USA
SNOW BALL
10499L (75)



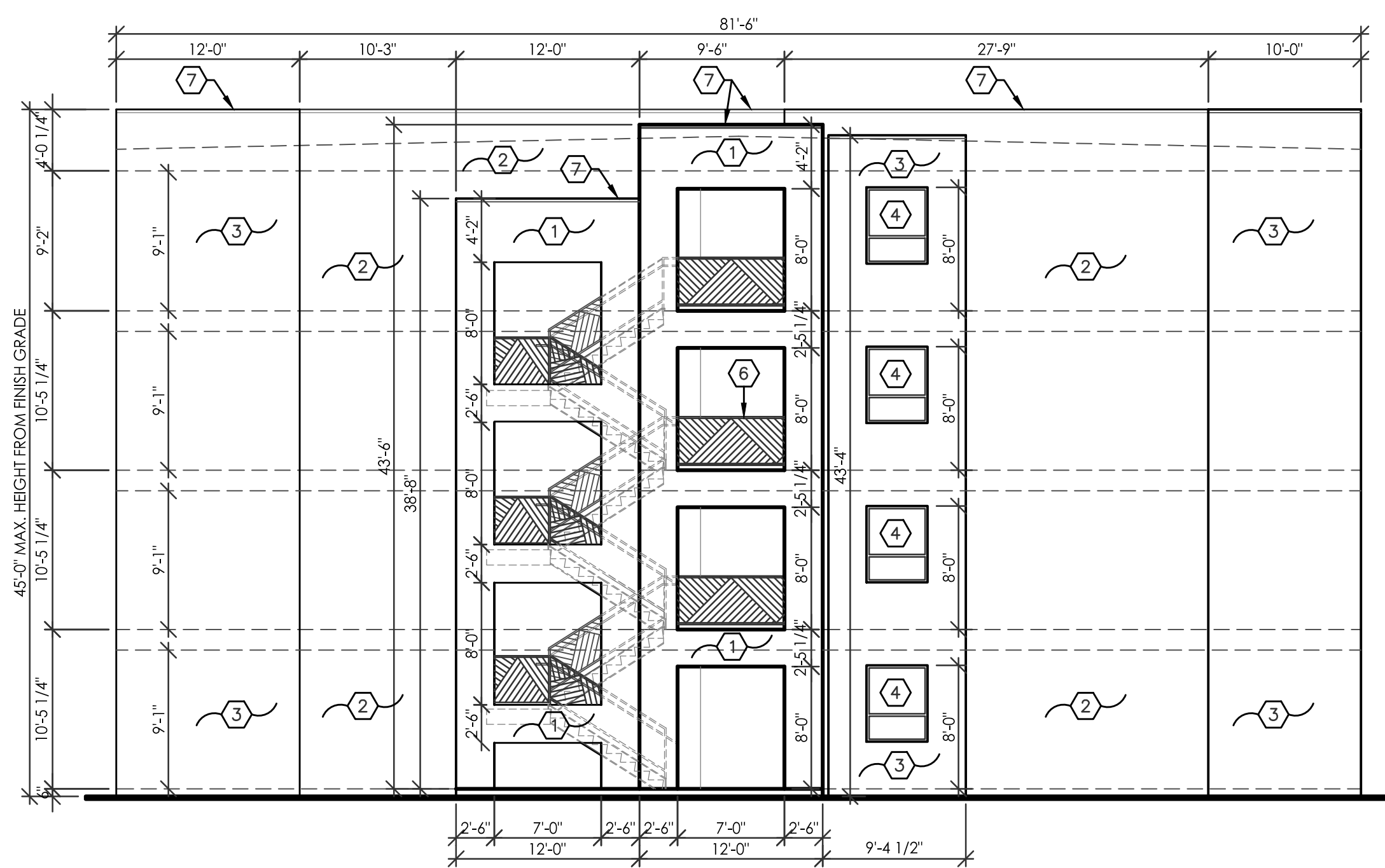
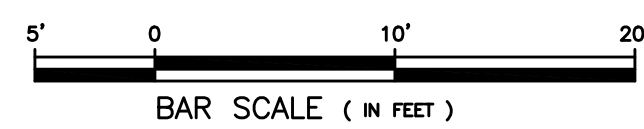
PAREX USA
SNOW BALL
10499L (75)

PAREX USA
LARIAT
821L (57)

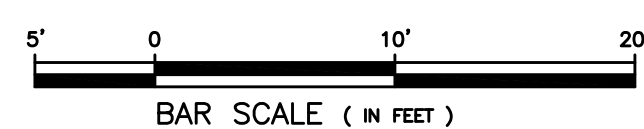
PAREX USA
CLAY
1571L (24)



4 TYPICAL REAR ELEVATION
 1/8" = 1'-0"



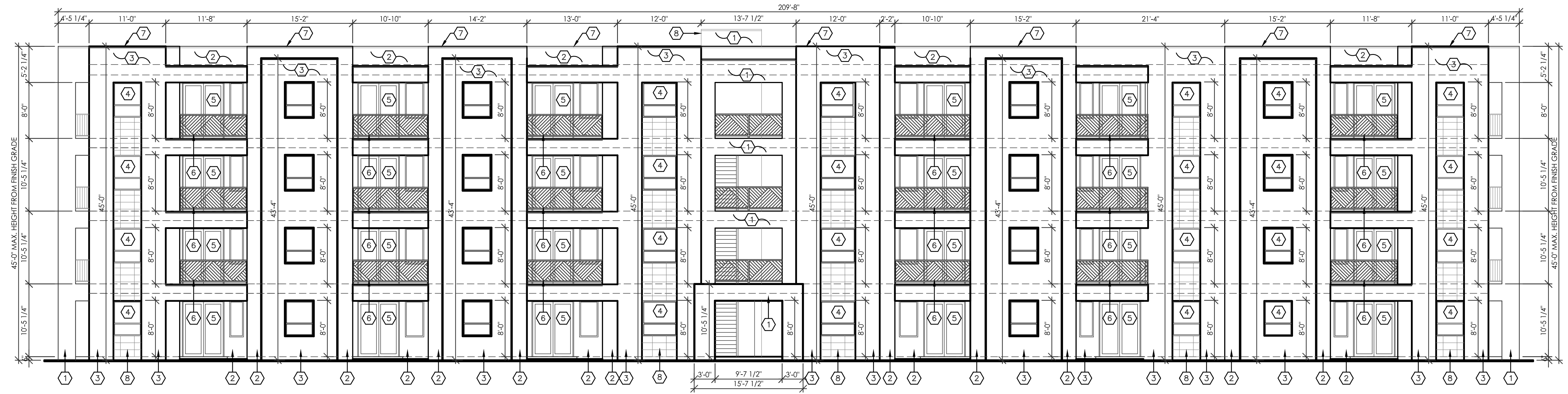
3 TYPICAL LEFT ELEVATION
 1/8" = 1'-0"



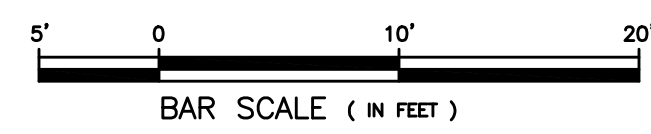
KEYED NOTES

1. STUCCO COLOR: PAREX USA SNOW BALL, 199499L (75)
2. STUCCO COLOR: PAREX USA LARIAT, 821L (57)
3. STUCCO COLOR: PAREX USA CLAY, 1S1L (24)
4. WINDOW TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN WHITE VINYL CLAD FRAME, TYP.
5. PATIO SLIDING DOOR TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN WHITE VINYL CLAD FRAME, TYP.
6. GUARDRAILS: BRONZE WROUGHT IRON, TYP.
7. METAL COPING CAP, PAINT TO MATCH STUCCO COLOR, TYP.
8. 12" x 24" TAN COLOR CERAMIC TILE, TYP.
9. ELEVATOR SHAFT WALL BEYOND, REF: ARCH FLOOR PLANS.

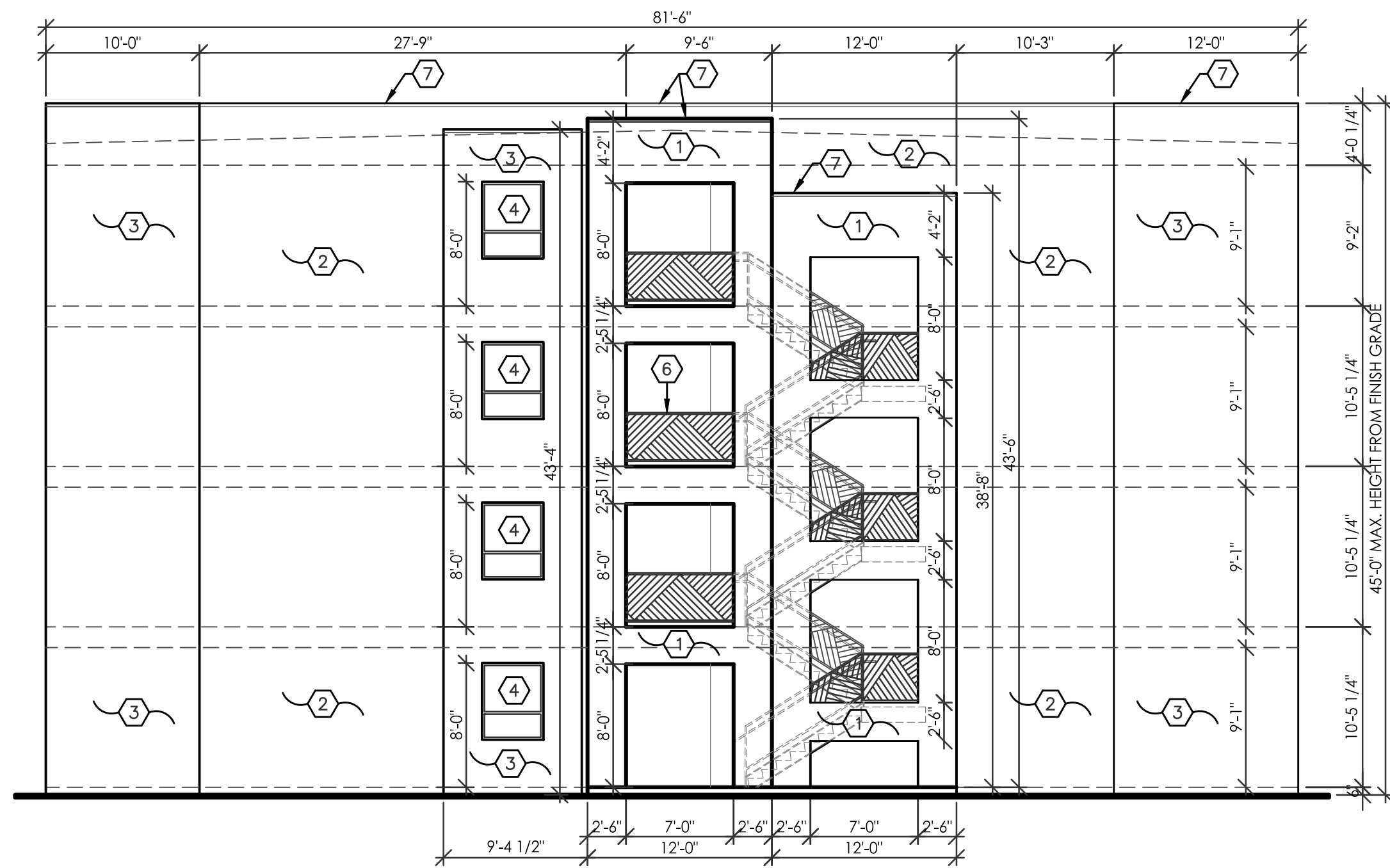
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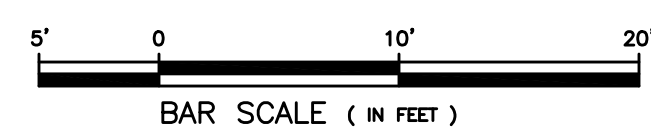
4 TYPICAL FRONT ELEVATION
 $1/8" = 1'-0"$




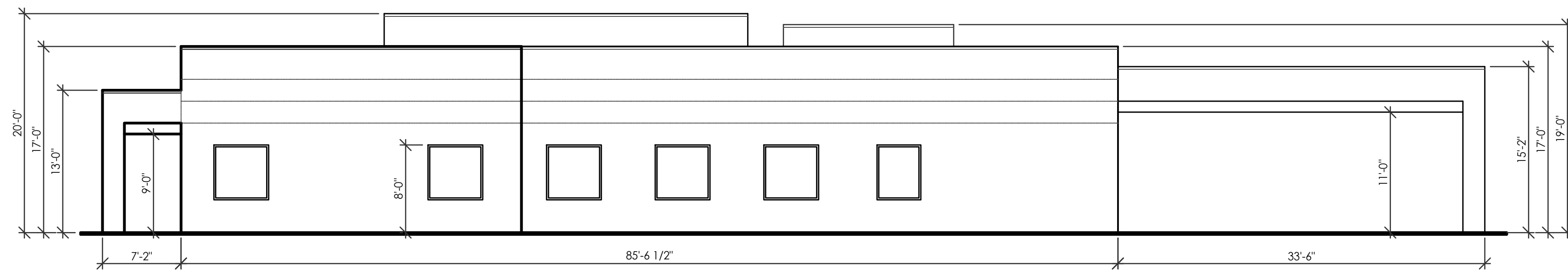
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 2. STUCCO COLOR: PAREX USA LARIAT, 821L (57)
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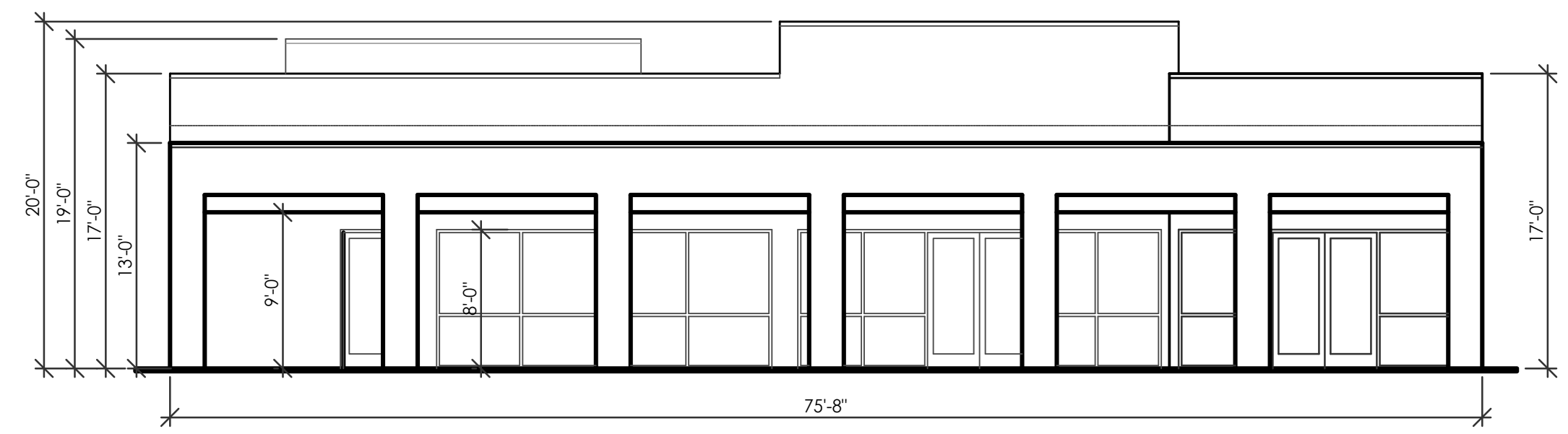
3 TYPICAL RIGHT ELEVATION
 $1/8" = 1'-0"$



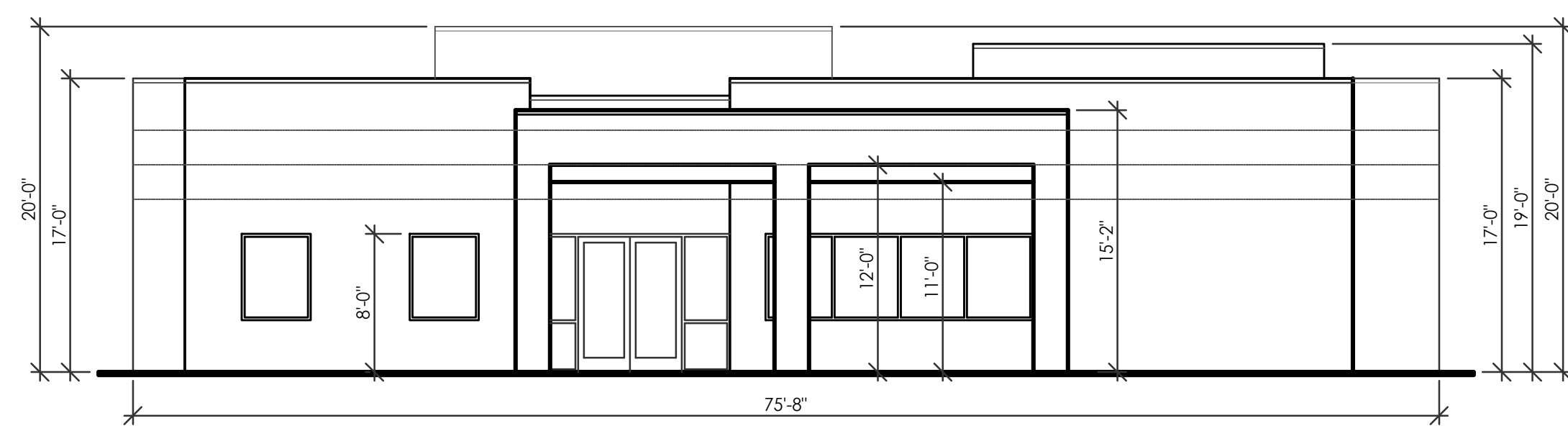
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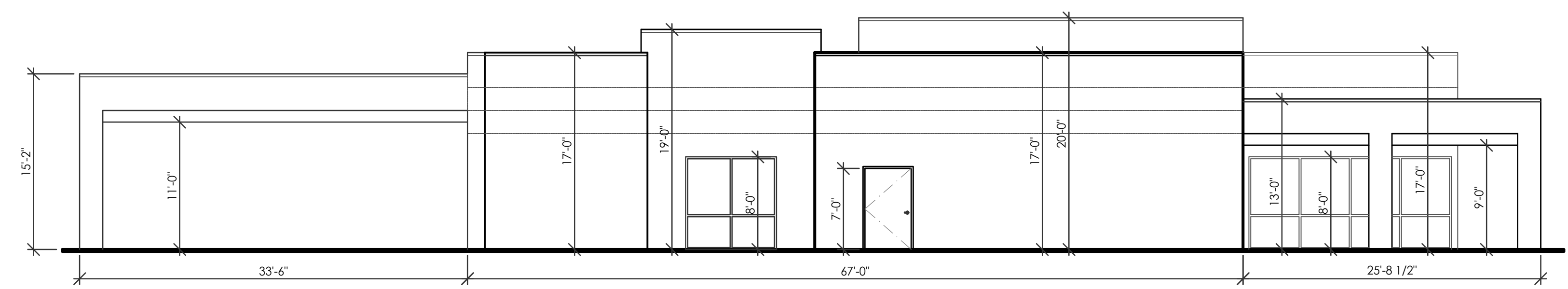
3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"




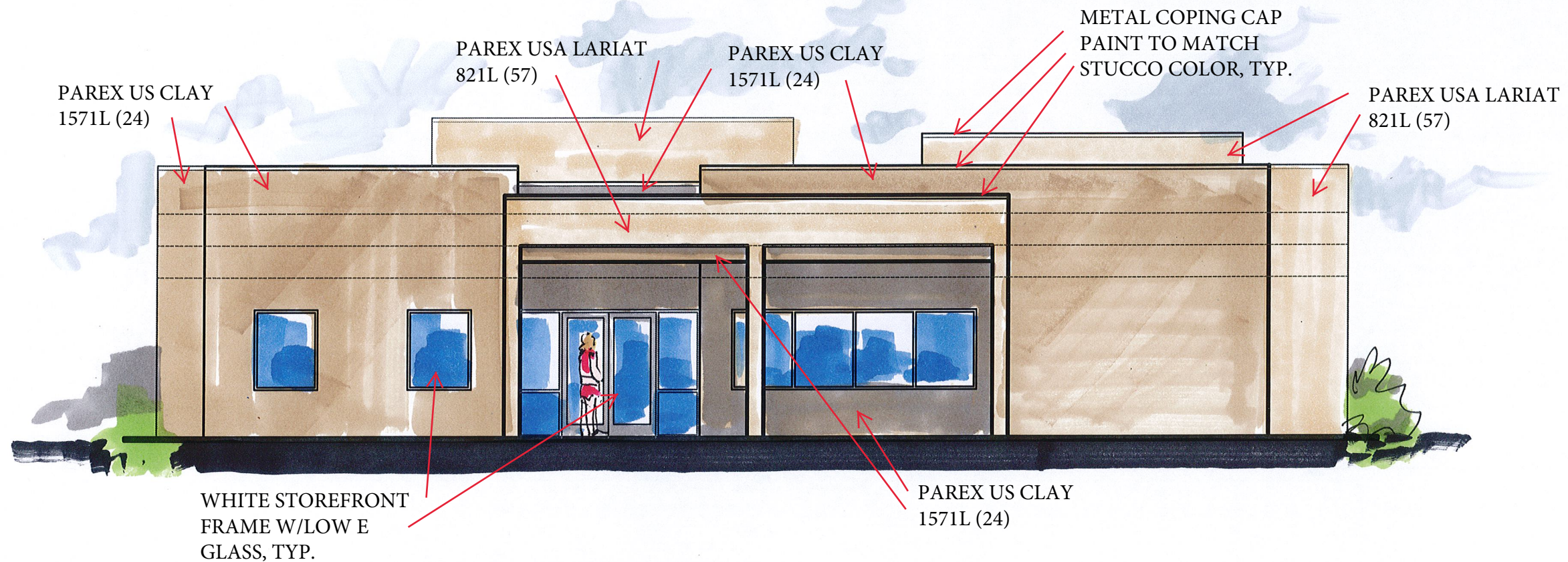
1 NORTH ELEVATION
1/8" = 1'-0"



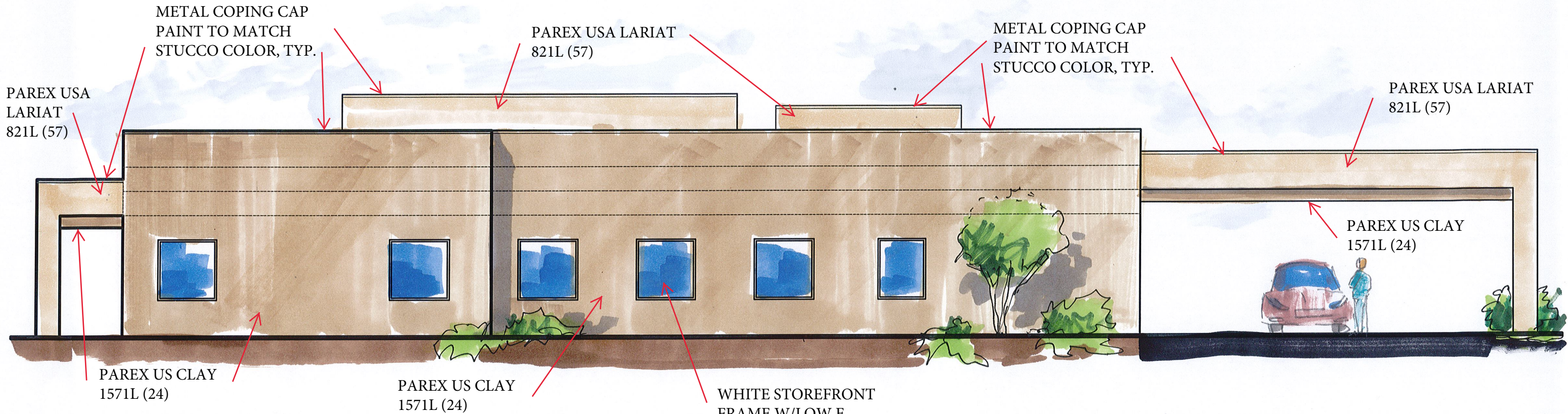
2 WEST ELEVATION
1/8" = 1'-0"

WINTERGREEN LUXURY APARTMENTS
BUILDING ELEVATIONS
ALBUQUERQUE, NM
PROJECT #2020-05

REVISION DATE

DATE 09-24-2020
SHEET NUMBER A-7.0



1 NORTH ELEVATION
1/8" = 1'-0"



PAREX USA LARIAT 821L (57)

METAL COPING CAP PAINT TO MATCH STUCCO COLOR, TYP.

PAREX USA LARIAT 821L (57)

METAL COPING CAP PAINT TO MATCH STUCCO COLOR, TYP.

PAREX USA LARIAT 821L (57)

PAREX US CLAY 1571L (24)

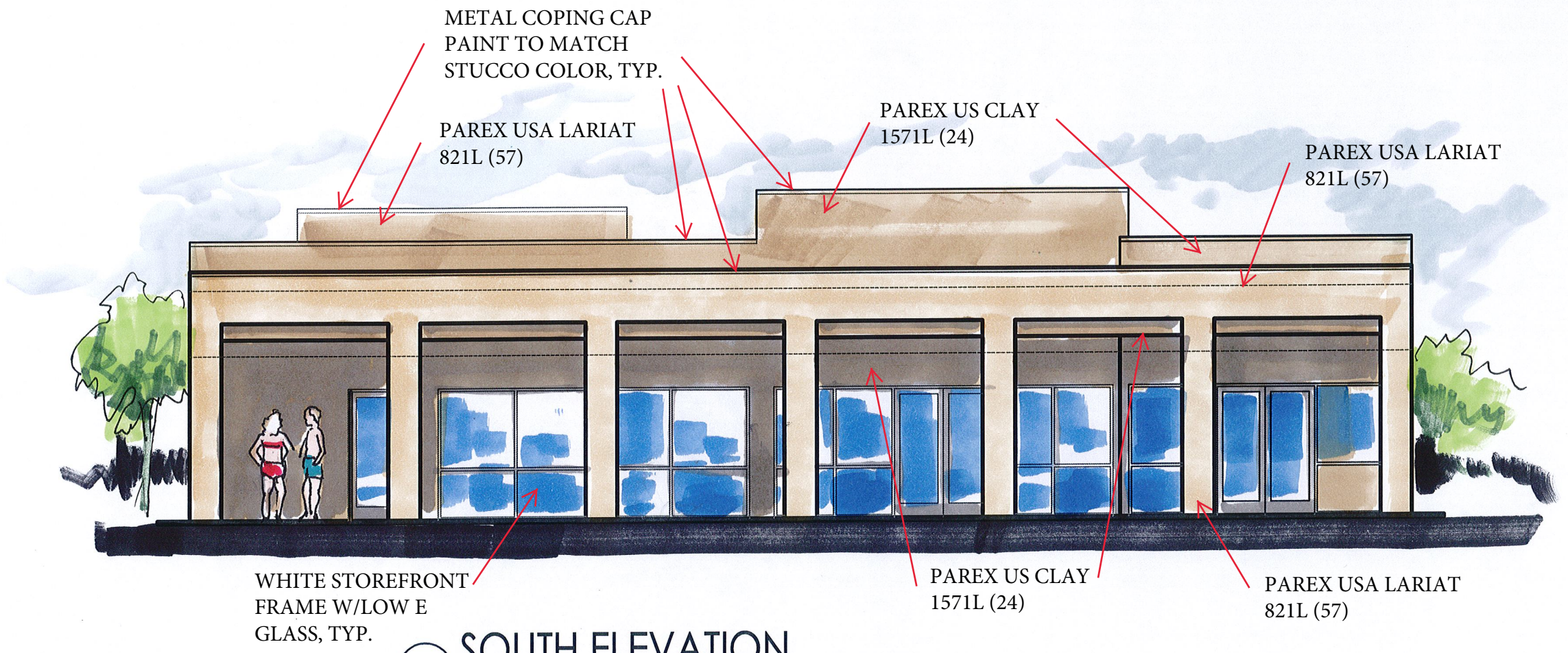
PAREX US CLAY 1571L (24)

PAREX US CLAY 1571L (24)

WHITE STOREFRONT FRAME W/LOW E GLASS, TYP.

3 EAST ELEVATION

1/8" = 1'-0"



METAL COPING CAP
PAINT TO MATCH
STUCCO COLOR, TYP.

PAREX USA LARIAT
821L (57)

PAREX US CLAY
1571L (24)

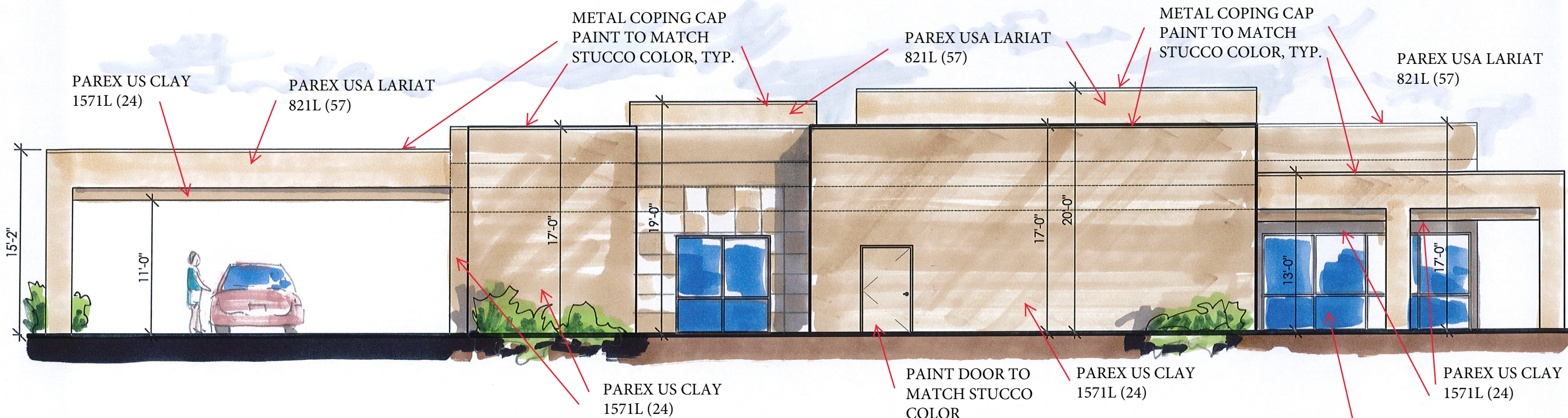
PAREX USA LARIAT
821L (57)

WHITE STOREFRONT
FRAME W/LOW E
GLASS, TYP.

PAREX US CLAY
1571L (24)

PAREX USA LARIAT
821L (57)

4 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
 1/8" = 1'-0"