



**Planning Department
Transportation Development Services**

December 19, 2014

Ronald A. Witherspoon, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Glenrio Apartments, 6901 Glenrio Rd. NW, BLDG 4, PHASE 1 ONLY
Certificate of Occupancy – Transportation Development**
Architect's Stamp dated 10-09-13 (J10-D043)
Certification dated 12-16-14

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 12-16-14 and additional information on 12-19-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Phase 1 Only (Permit # 201392685). This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

TRAFFIC CERTIFICATION

I, Ronald Witherspoon, NMRA, OF THE FIRM Dekker/Perich/Sabatini, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED TCL Dated 10-09-13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Zachary Hulme OF THE FIRM Dekker/Perich/Sabatini. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/15/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy for Phase 1 (permit #201392685).

-Phase 1 only (permit 201392685), as noted on the recorded drawing TCL Dated 10-09-13

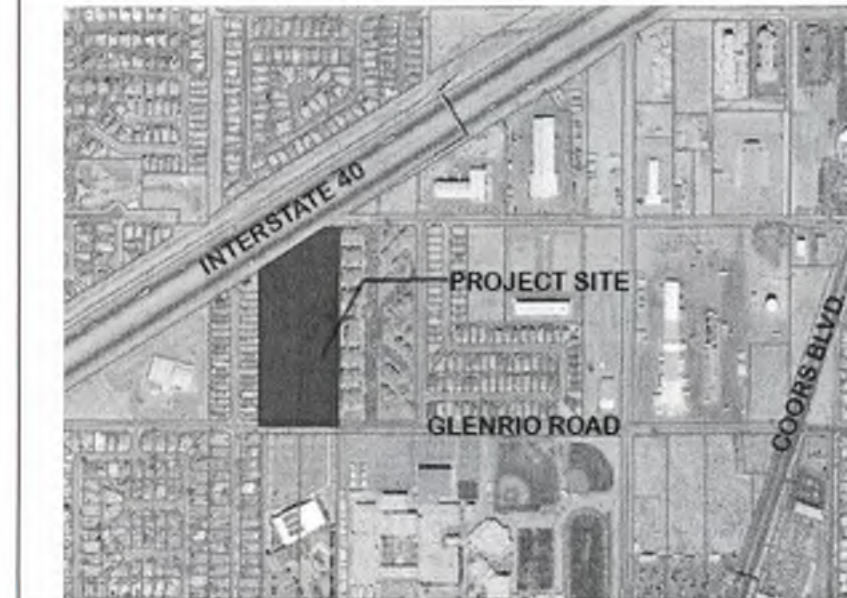
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Signature of Engineer or Architect

12/14/14



VICINITY MAP



PHASING PLAN NOTES:

- EACH PHASE IS TO INCLUDE CURBS, PAVING, STRIPING, INDICATED PEDESTRIAN WALKWAYS, AND ANY OTHER FEATURES AS NOTED IN THE CIVIL DRAWINGS, ESC PLAN, AND RELATED DOCUMENTATION.
- MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES, ROADBASE FOR PERIMETER ROAD TO BE IN PLACE FOR PHASE I CO.
- ALL FIRE HYDRANTS TO BE INSTALLED AND ACTIVE FOR PHASE I CO.
- TEMPORARY DUMPSTERS FOR RESIDENTS TO BE IN PLACE AT EACH PHASE, LOCATE WITHIN REASONABLE WALKING DISTANCE FROM EACH BUILDING.
- STAGE MATERIALS AND EQUIPMENT CLEAR OF EMERGENCY VEHICLE ACCESS AISLE
- BALANCE OF SITE WORK, OUTDOOR AMENITIES, PEDESTRIAN WALKWAYS, LANDSCAPE, AND COMPACTOR TO BE COMPLETED AT FINAL PHASE

GARAGES - PHASE V
permit 201392688

CARPORTS - PHASE VI
permit 201392689

BUILDING 4 - PHASE I
63 PARKING SPOTS REQUIRED, 93 PROVIDED
permit 201392685

BUILDING 1 - PHASE II
90 PARKING SPOTS REQUIRED, 98 PROVIDED
permit 201392073

BUILDING 3 - PHASE III
54 PARKING SPOTS REQUIRED, 65 PROVIDED
permit 201392686

BUILDING 2 - PHASE IV
90 PARKING SPOTS REQUIRED
permit 201392687

SITE PLAN
1" = 40'-0"
0 20' 40' 80'

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3'-0" AND 8'-0" FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THIS AREA. SEE LANDSCAPE PLAN.

BUILDING DATA

BUILDING 1- RESIDENTIAL & COMMON SPACE	
FIRST FLOOR (+ COMMUNITY BUILDING)	21,816 SF
SECOND FLOOR	19,712 SF
THIRD FLOOR	18,250 SF
TOTAL BUILDING AREA	59,778 SF
BUILDING 2- RESIDENTIAL SPACE	
FIRST FLOOR	19,529 SF
SECOND FLOOR	19,529 SF
THIRD FLOOR	19,529 SF
TOTAL BUILDING AREA	58,587 SF
BUILDING 3- RESIDENTIAL	
FIRST FLOOR	10,854 SF
SECOND FLOOR	10,854 SF
THIRD FLOOR	10,854 SF
TOTAL BUILDING AREA	31,998 SF
BUILDING 4- RESIDENTIAL	
FIRST FLOOR	13,583 SF
SECOND FLOOR	13,583 SF
THIRD FLOOR	13,583 SF
TOTAL BUILDING AREA	40,749 SF
GARAGE BUILDING 1 + MAINTENANCE	
FIRST FLOOR	3,121 SF
SECOND FLOOR	479 SF
THIRD FLOOR	2,845 SF
TOTAL BUILDING AREA	6,445 SF
PROJECT TOTALS	
	196,445 SF

PARKING REQUIREMENT

TOTAL PARKING REQUIRED PER CITY OF ALBUQUERQUE ZONING CODE:
TOTAL PARKING REQUIRED @ 1.5 PARKING SPACES PER BATH: 327 SPACES
TOTAL PARKING PROVIDED: 377 SPACES
HANDICAPPED SPACES REQUIRED (301-500): 12
HANDICAPPED SPACES PROVIDED: 14
MOTORCYCLE SPACES REQUIRED (301-500): 6
MOTORCYCLE SPACE PROVIDED: 8
TOTAL BICYCLE PARKING REQUIRED @ 1 SPACE PER 2 DU: 99 SPACES
TOTAL BICYCLE PARKING PROVIDED OUTSIDE BUILDINGS: 60
TOTAL BICYCLE PARKING PROVIDED INSIDE BUILDINGS WITHIN UNITS BALCONIES: 198

SHEET KEYED NOTES

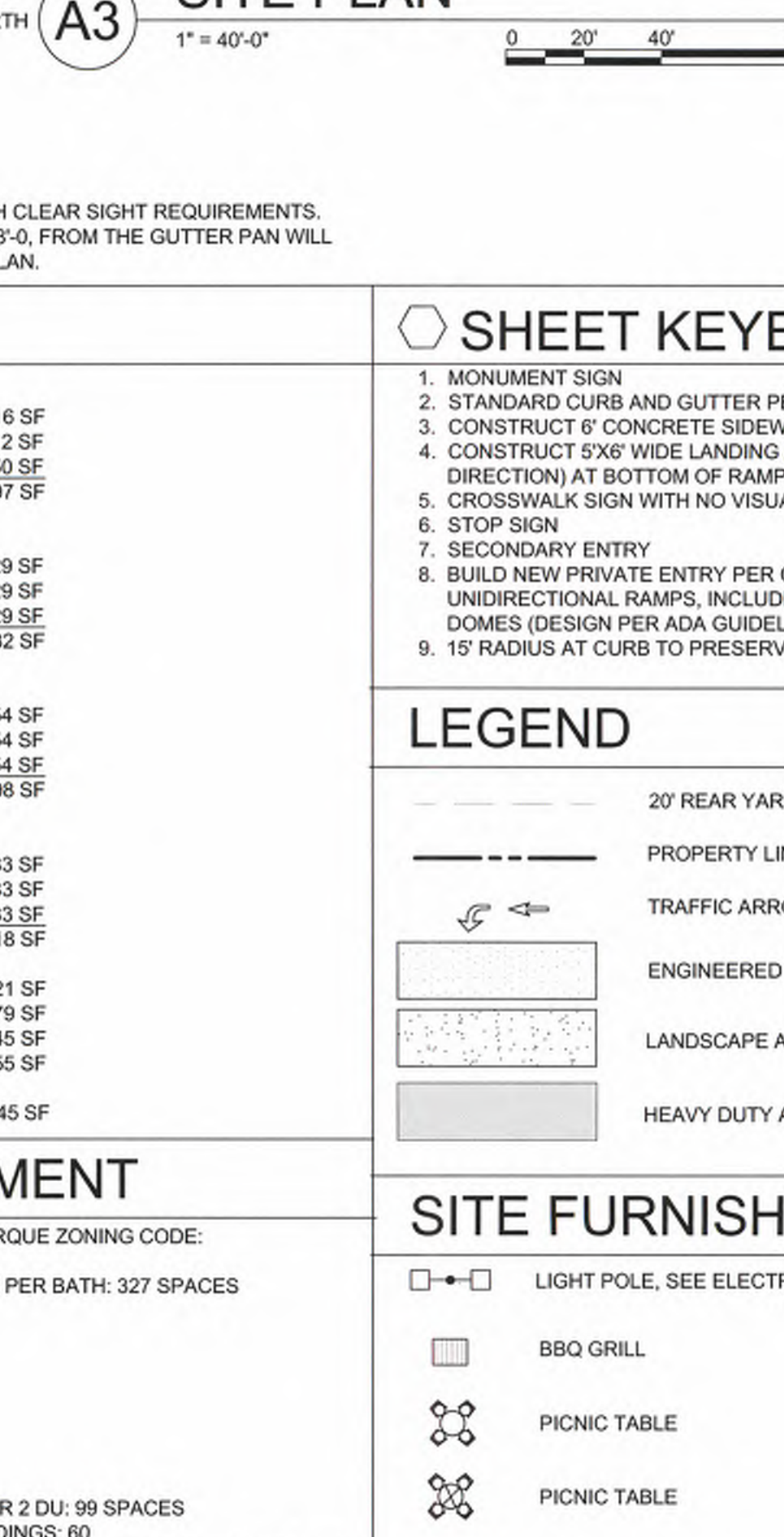
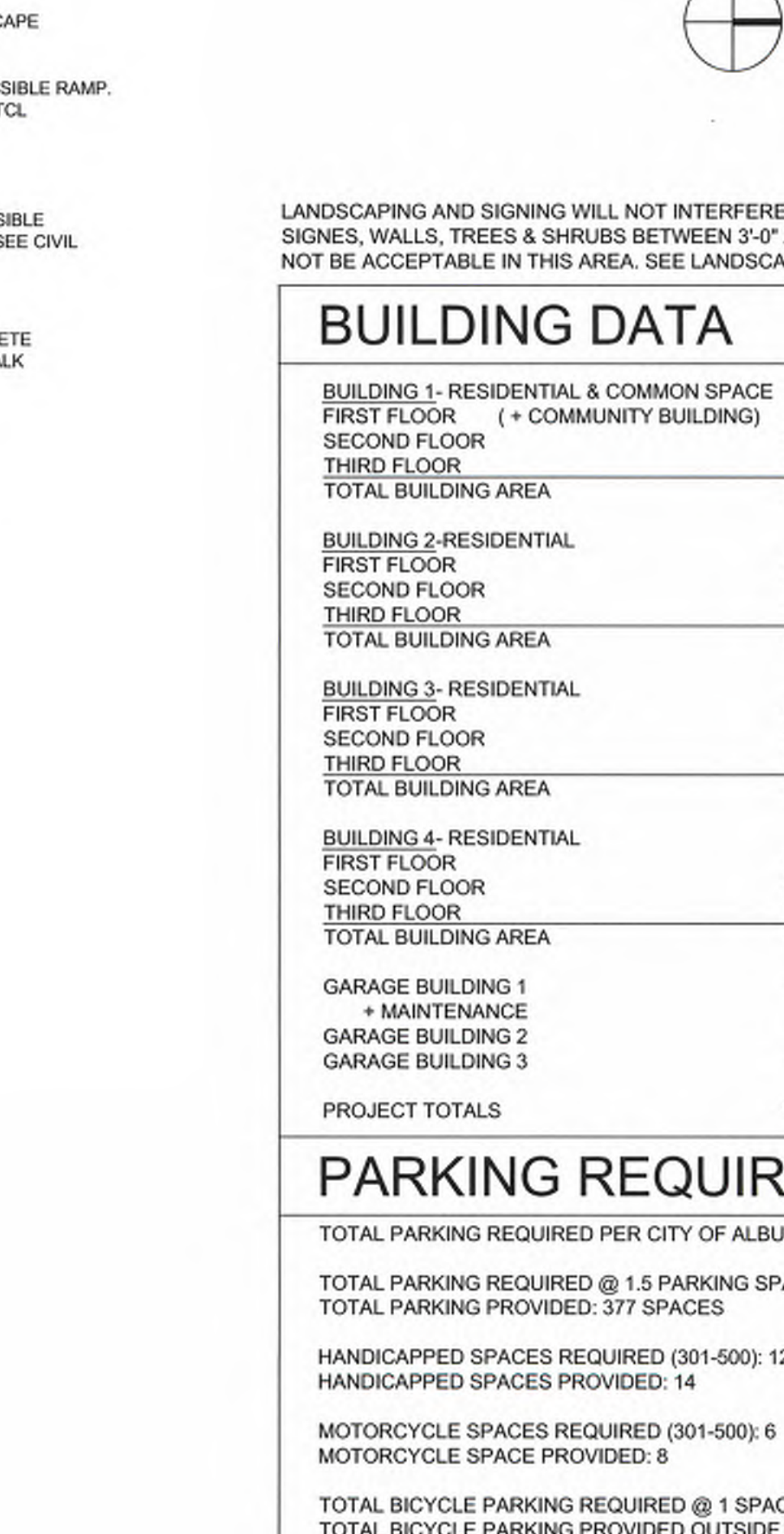
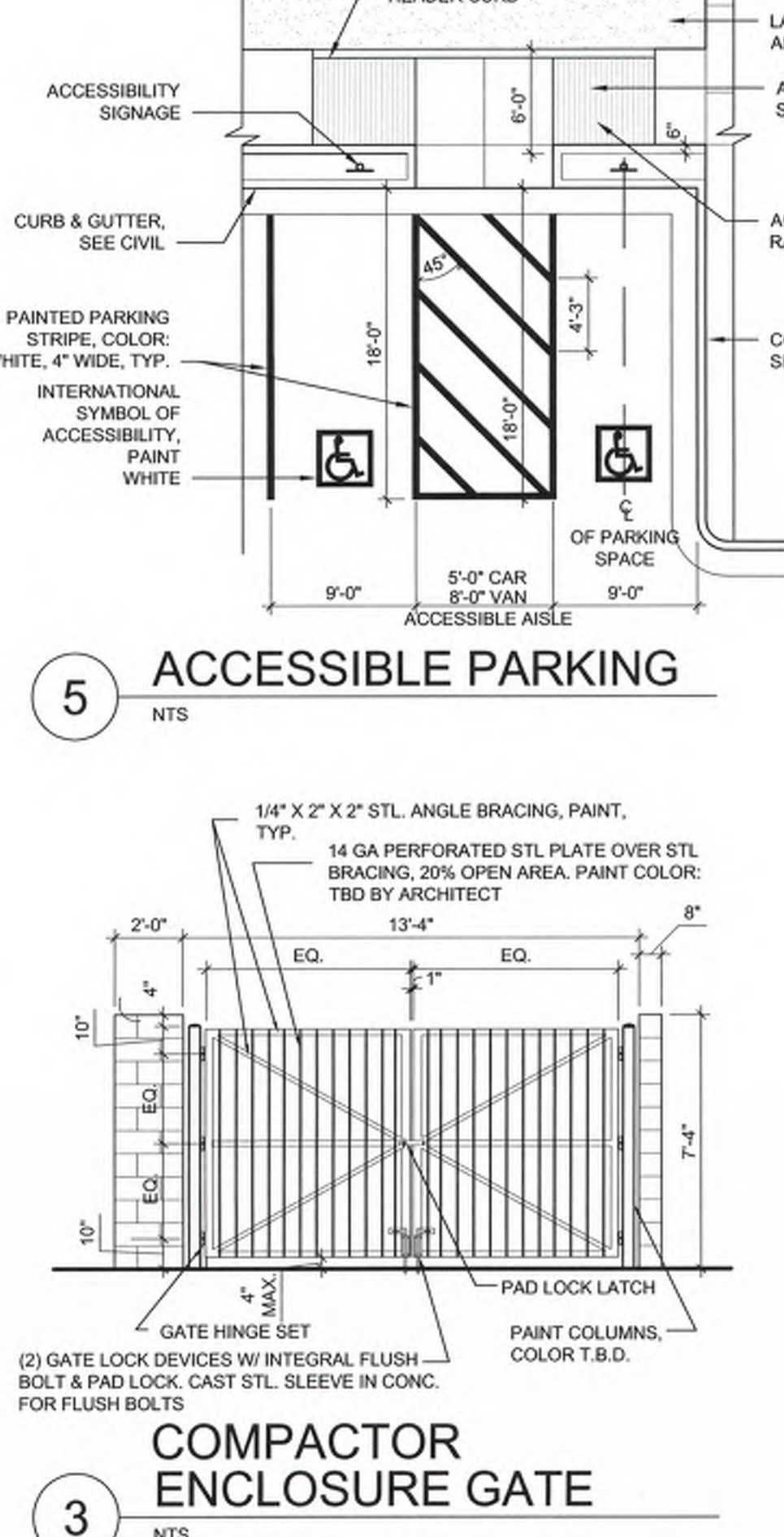
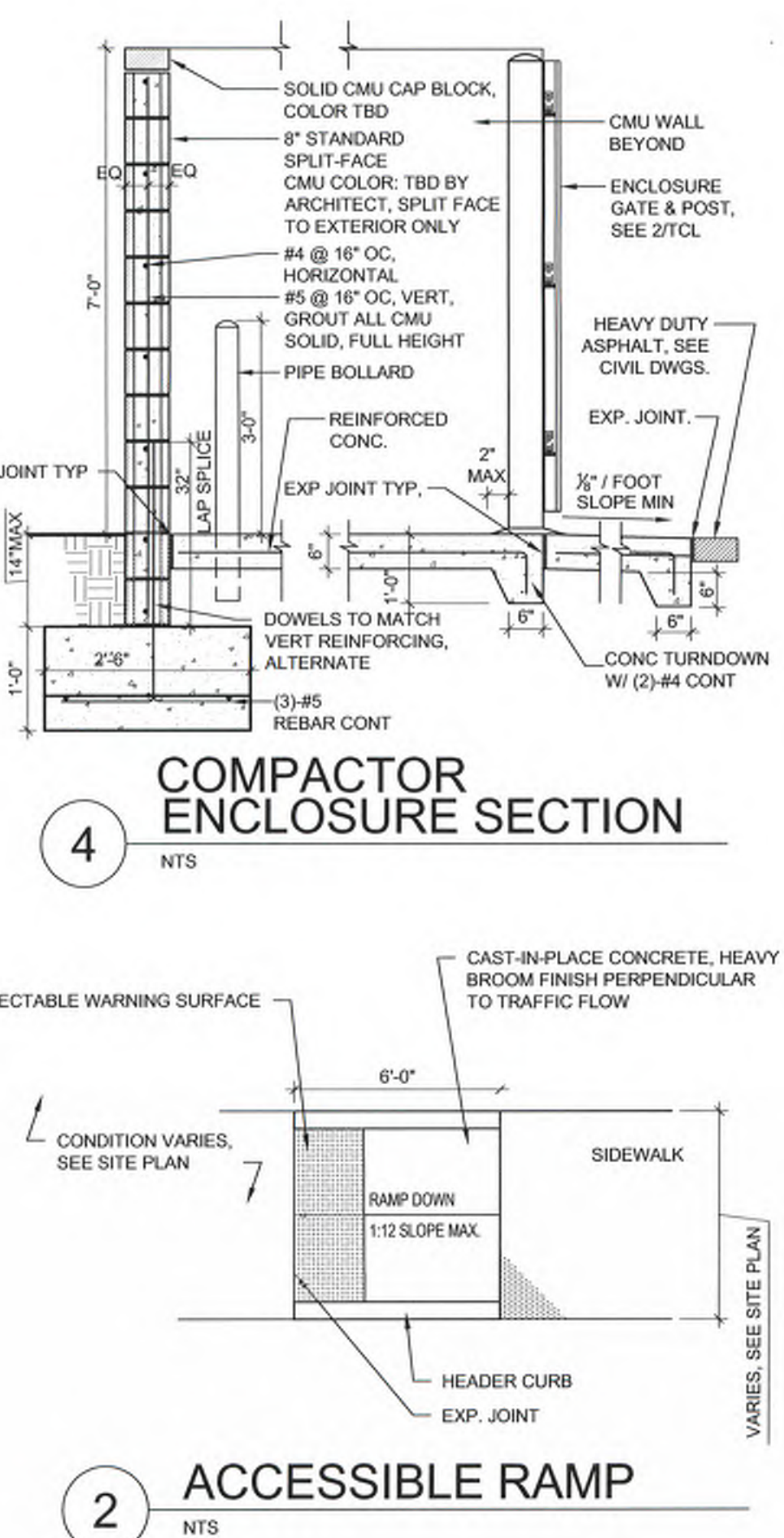
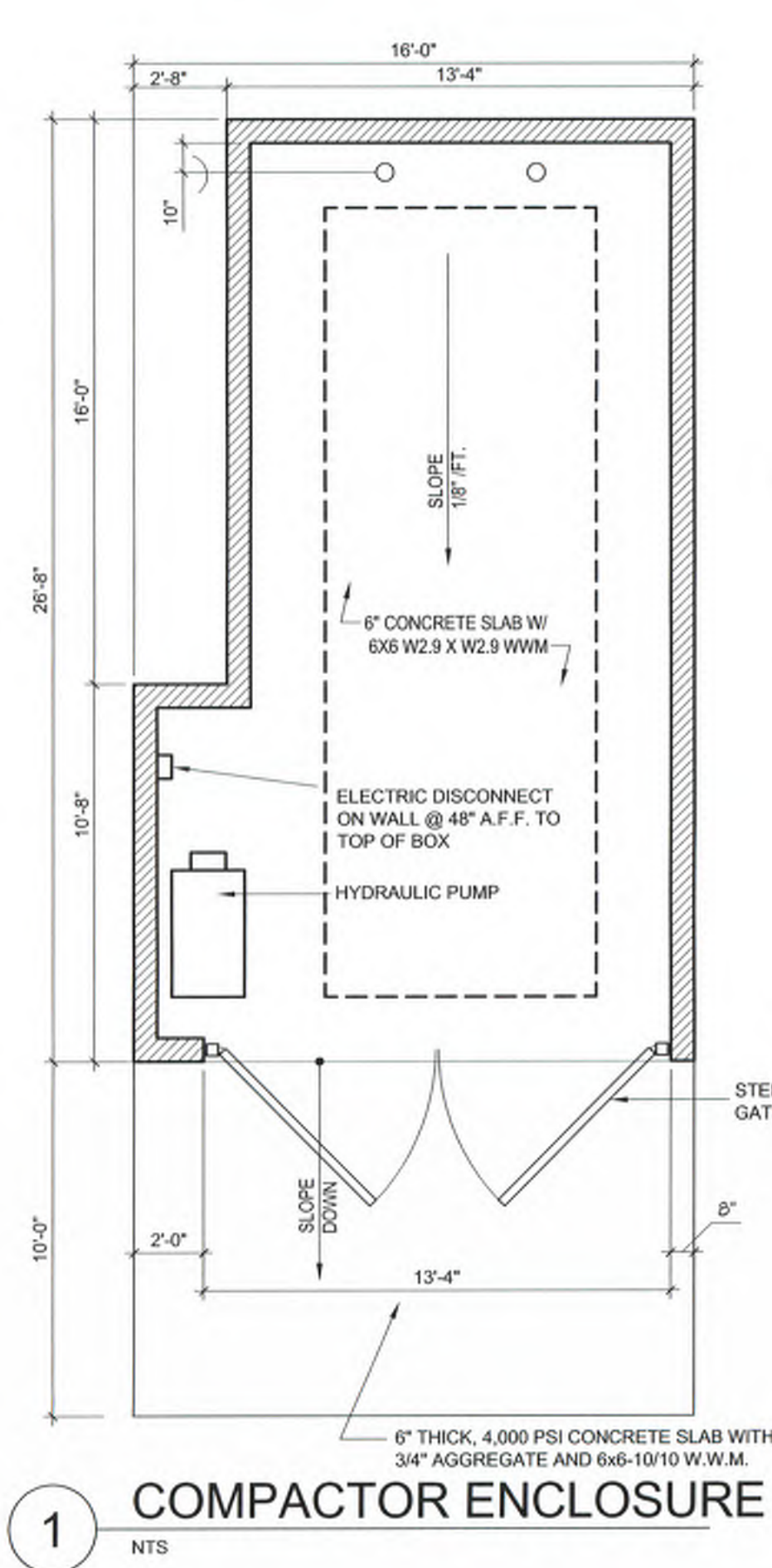
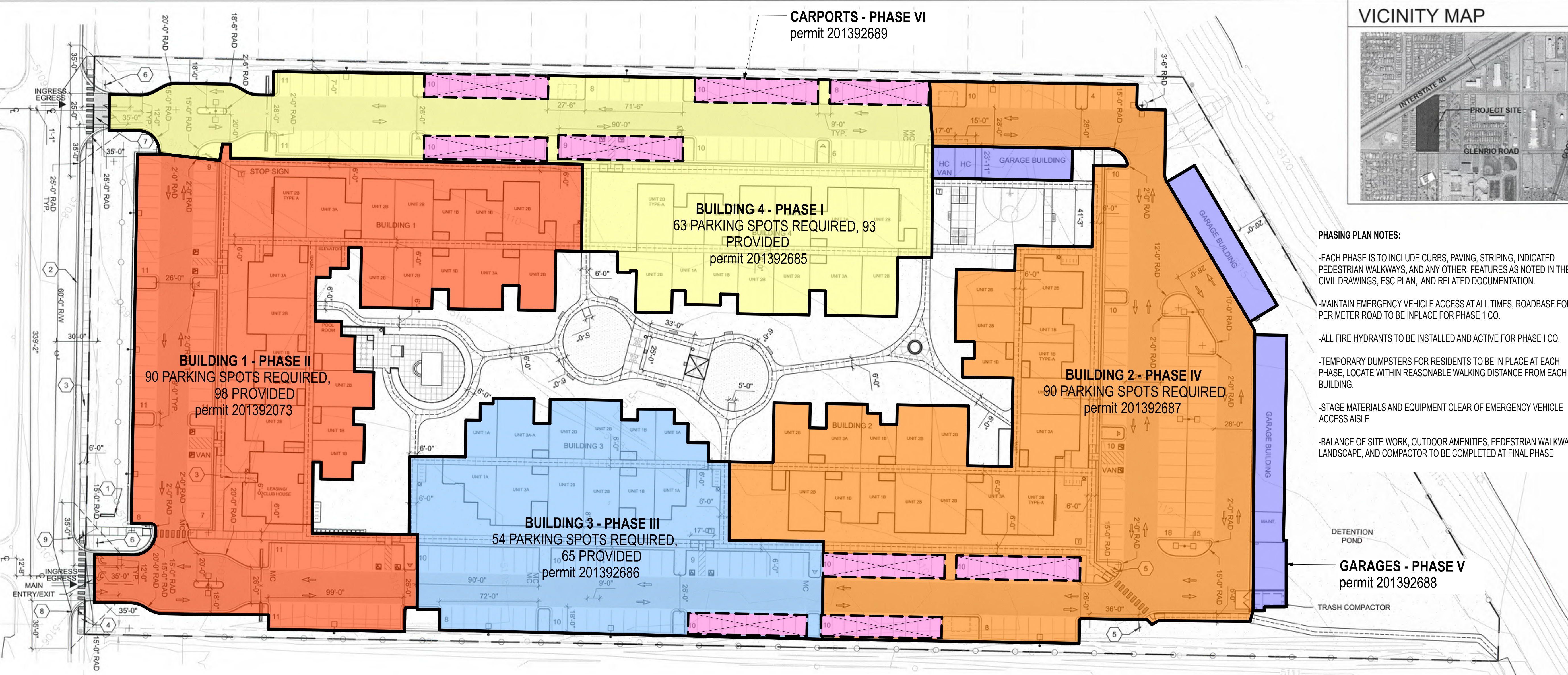
- MONUMENT SIGN
- STANDARD CURB AND GUTTER PER COA STD DWG #2415A
- CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG #2430
- CONSTRUCT 5'x6' WIDE LANDING AREA (AT 2% MAX CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS
- CROSSWALK SIGN WITH NO VISUAL OBSTRUCTIONS
- STOP SIGN
- SECONDARY ENTRY
- BUILD NEW PRIVATE ENTRY PER COA STD DWG #2426 WITH UNIDIRECTIONAL RAMPS, INCLUDING 2' WIDE BY FULL WIDTH TRUNCATED DOMES (DESIGN PER ADA GUIDELINES)
- 15' RADIUS AT CURB TO PRESERVE EXISTING INLET.

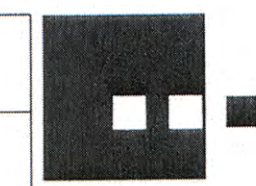
LEGEND

20' REAR YARD SETBACK	MC MOTORCYCLE PARKING
PROPERTY LINE	FIRE HYDRANT
TRAFFIC ARROW	TRANSFORMER
ENGINEERED WOOD FIBER	HANDICAP ACCESSIBLE
LANDSCAPE AREA	HANDICAP ACCESSIBLE ROUTE
HEAVY DUTY ASPHALT	6' HT. ORNAMENTAL FENCING

SITE FURNISHINGS

LIGHT POLE, SEE ELECTRICAL	LITTER RECEPTACLE
BBQ GRILL	BICYCLE RACK
PICNIC TABLE	SHADE STRUCTURE
PICNIC TABLE	KEY PAD
6' BENCH	





**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

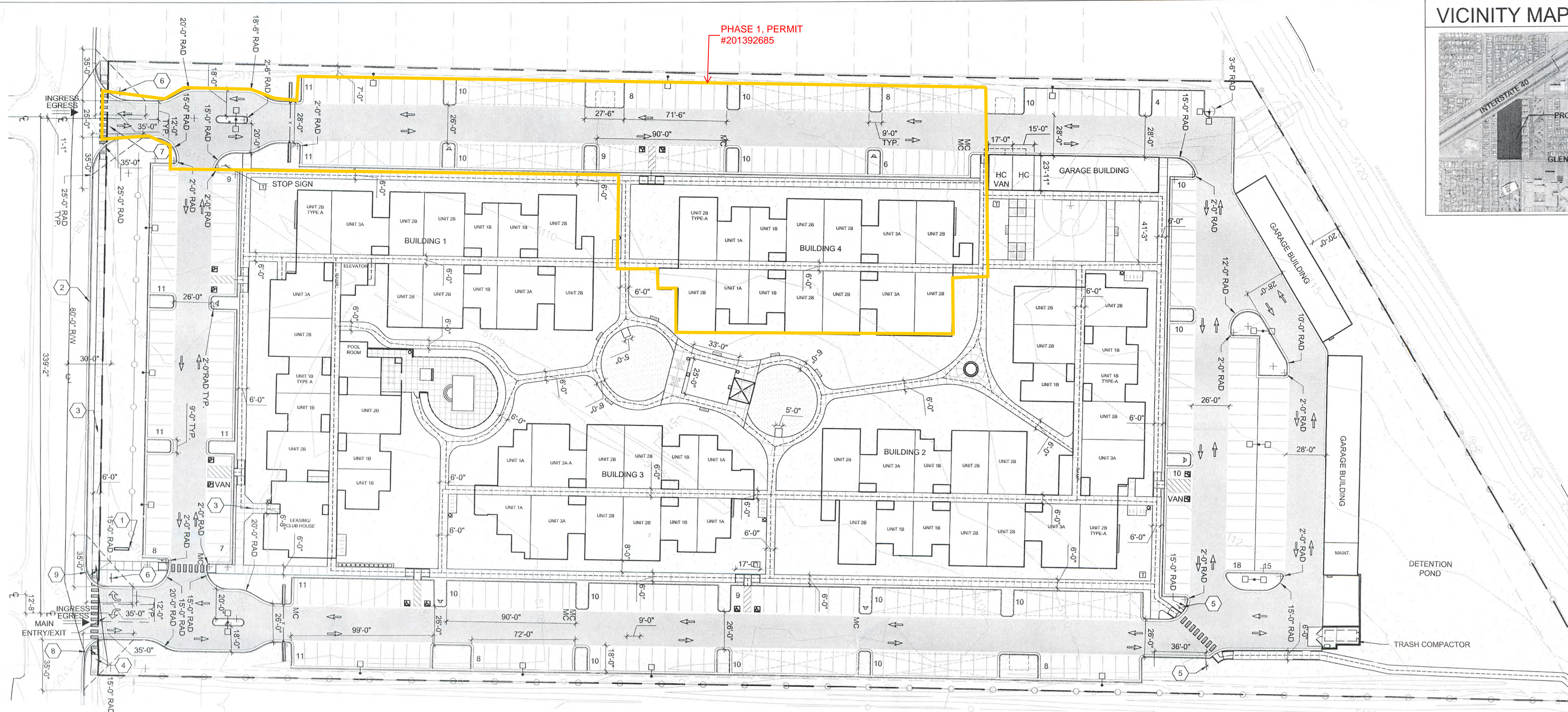
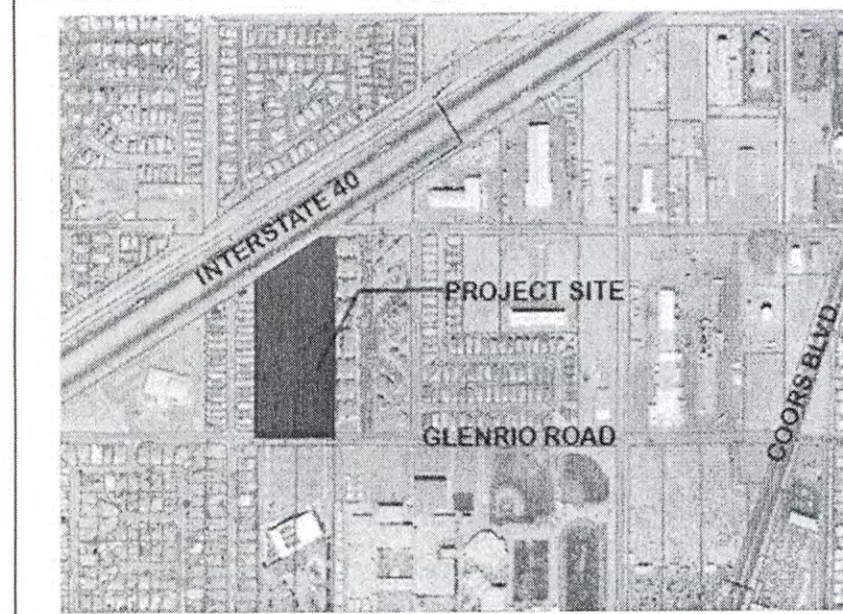


ENGINEER

PROJECT

Glenrio Housing
Albuquerque, NM

VICINITY MAP



**TRAFFIC CIRCULATION LAYOUT
APPROVED**
Signed: [Signature] Date: 10/11/13

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRG/Permit approval
and Work Order required.

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6' BENCH	

REVISIONS

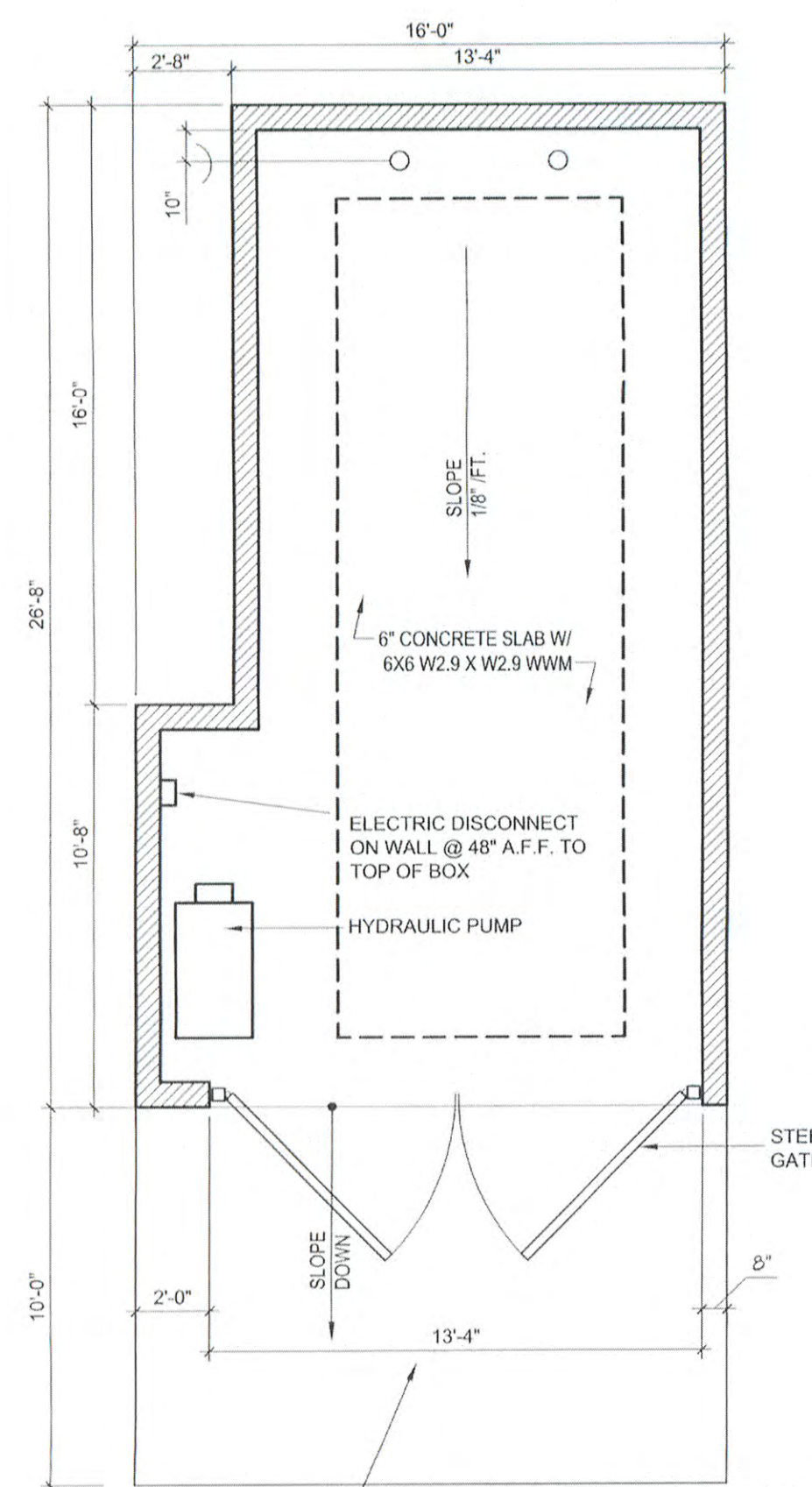
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DRAWN BY: LI,SY
REVIEWED BY: RW
DATE: 10/9/2013
PROJECT NO.: 12-0079
DRAWING NAME:

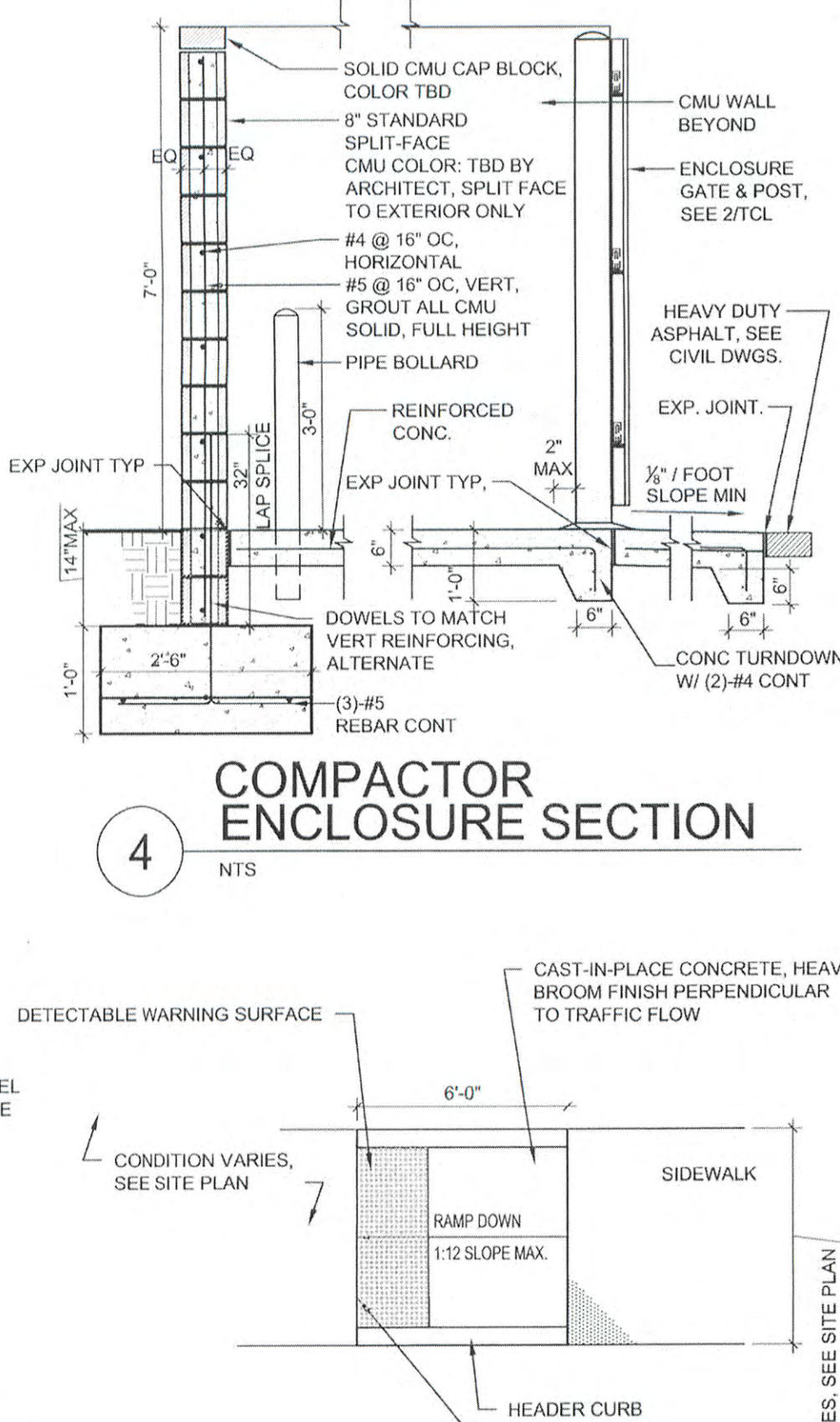
TRAFFIC
CIRCULATION LAYOUT

SHEET NO.

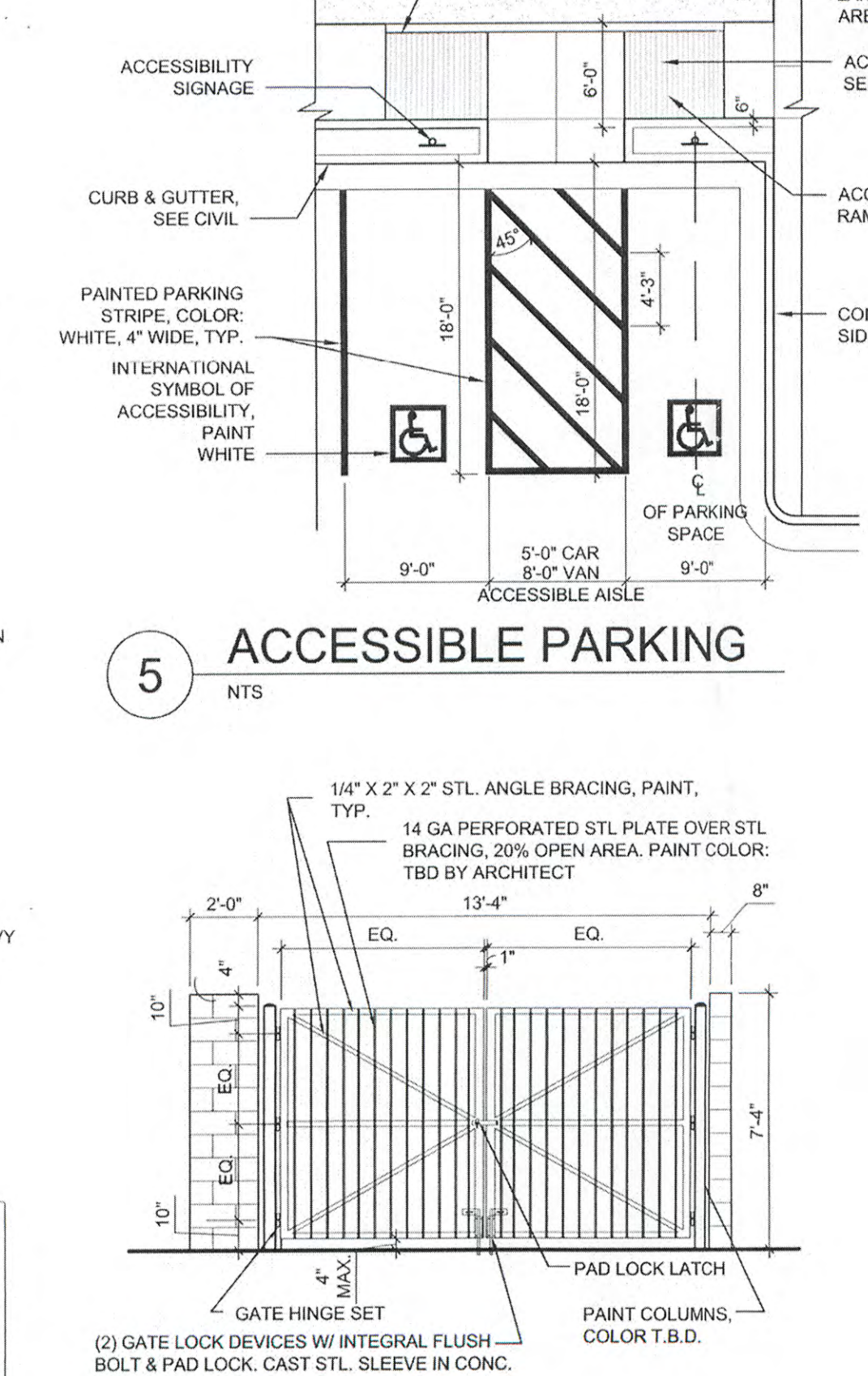
TCL
OF



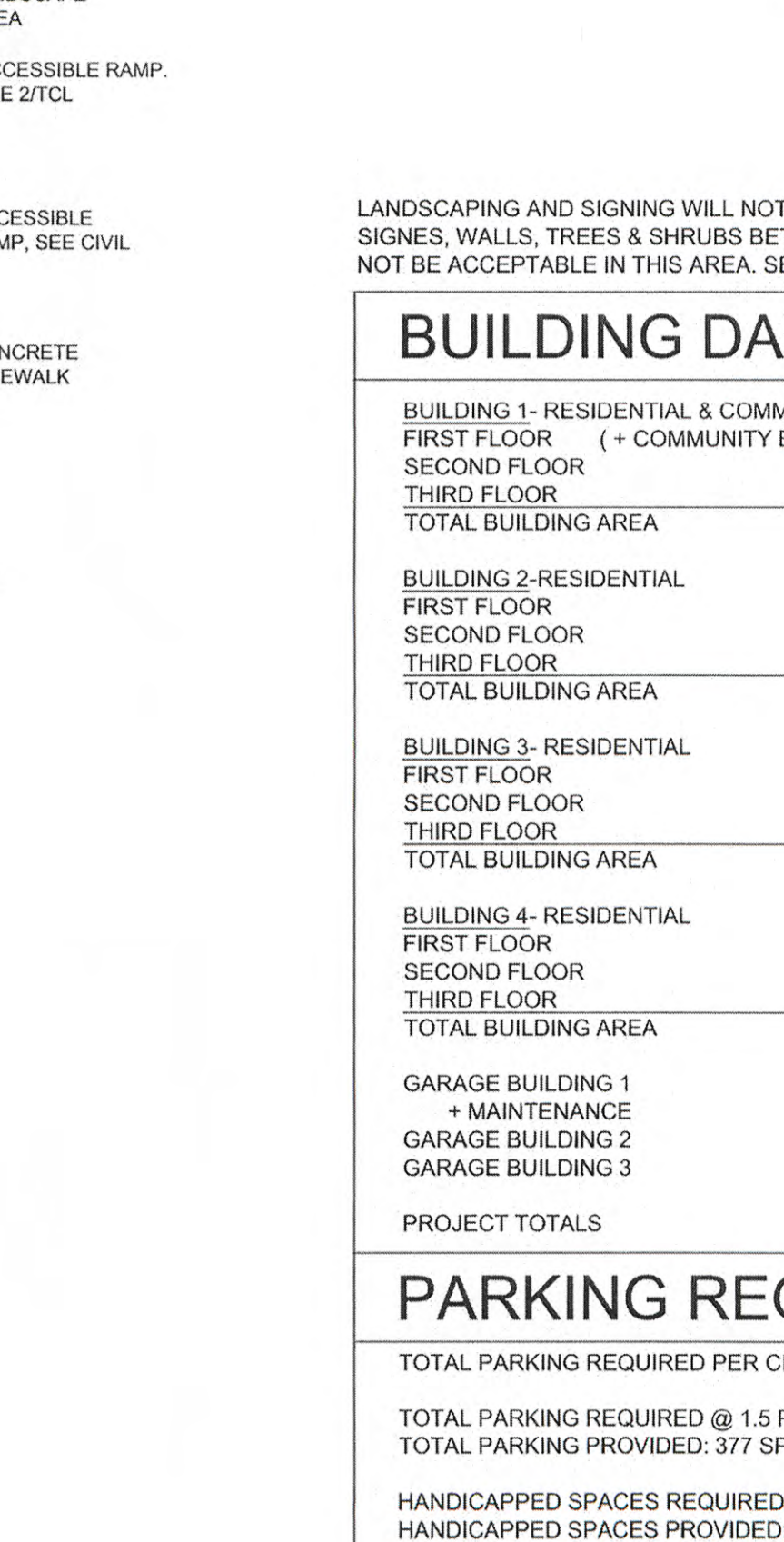
1 COMPACTOR ENCLOSURE
NTS



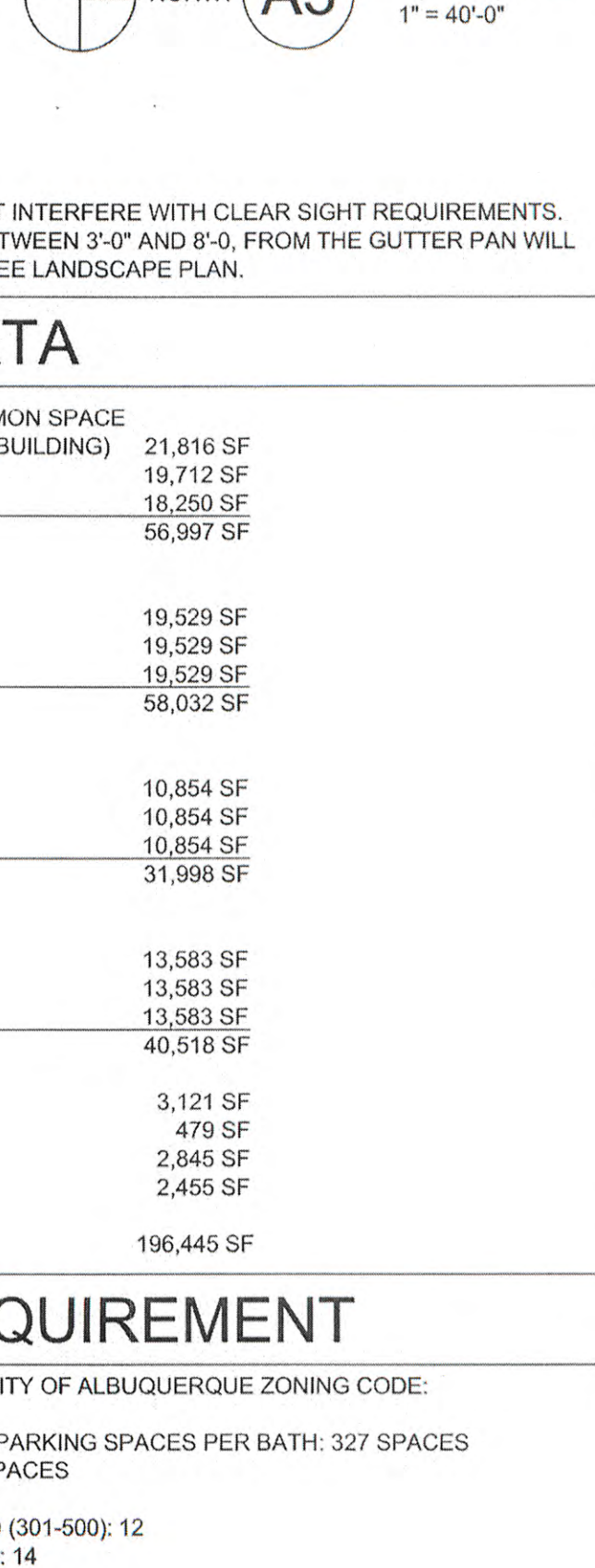
2 ACCESSIBLE RAMP
NTS



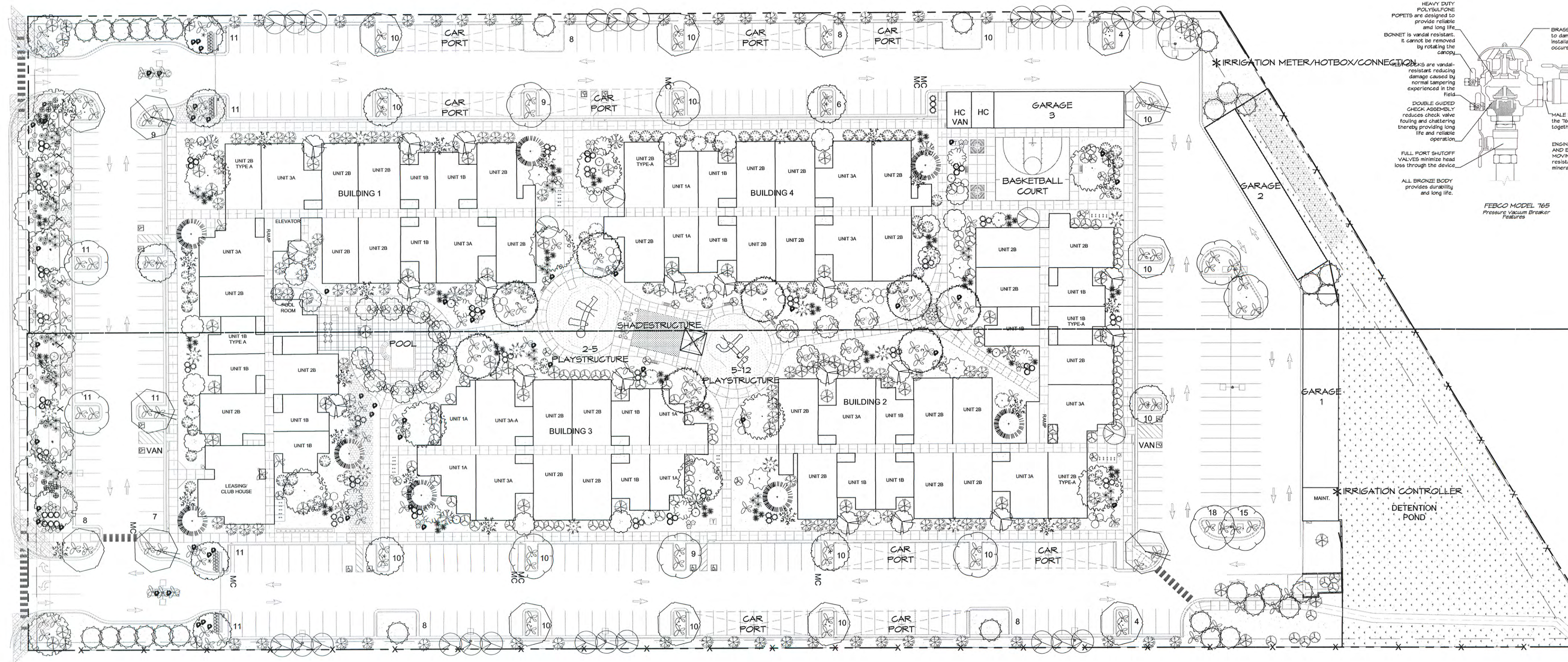
3 COMPACTOR ENCLOSURE GATE
NTS



4 COMPACTOR ENCLOSURE SECTION
NTS



5 ACCESSIBLE PARKING
NTS



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES- PARKING LOT

- SYCAMORE
Platanus spp.
2" Cal., 12-14' Inst./60' x 70' maturity
Water (M-) Allergy (H) Osf
- AUTUMN PURPLE ASH
Fraxinus americana
2" Cal., 12-14' Inst./60' x 60' maturity
Water (M) Allergy (H) Osf
- COMMON HACKBERRY
Celtis occidentalis
2" Cal., 12-14' Inst./40' x 40' maturity
Water (M) Allergy (L) Osf
- EASTERN REDBUD
Cercis canadensis
2" Cal., 8-10' Inst./30' x 30' maturity
Water (M) Allergy (L) Osf

SHADE 4 EVERGREEN TREES- ACCENT

- BUR OAK
Quercus macrocarpa
1 1/2" Cal., 12-14' Inst./60' x 60' maturity
Water (M) Allergy (M) Osf
- AUTUMN BLAZE MAPLE
Acer x Freemanii 'Autumn Blaze'
1 1/2" Cal., 12-14' Inst./40' x 50' maturity
Water (M) Allergy (L) Osf
- AUSTRIAN PINE
Pinus nigra
4-6" Inst., 35' x 25' maturity
Water (M) Allergy (L) Osf
- PURPLE-LEAF PLUM
Prunus cerasifera
1 1/2" Cal., 10-12' Inst./20' x 20x maturity
Water (M) Allergy (L) Osf
- BLOOMING PEAR
Prunus cerasifera
1 1/2" Cal., 10-12' Inst./20' x 20x maturity
Water (M) Allergy (L) Osf

GROUNDCOVERS

- LADY BANKS ROSE
Rosa banksiae
5 Gal., 24-4" Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked groundcover
- TAM JUNIPER
Juniperus sabina Tamariscifolia
1 Gal., 6-15" Inst./4' x 15' maturity
Water (L-) Allergy (L) 225sf
- HONEYBUCKLE
Lonicera japonica 'Halliana'
1 Gal., 6-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked groundcover
- GREYLEAF COTONEASTER
Cotoneaster glaucophyllus
5 Gal., 24-4" Inst./2' x 8' maturity
Water (M) Allergy (L) 81sf
- BUFFALO JUNIPER
Juniperus sabina 'Buffalo'
5 Gal., 24-4" Inst./2' x 8' maturity
Water (L-) Allergy (L) 84sf

SHADE TREES- STREET

- JAPANESE PAGODA TREE
Sophora japonica
2" Cal., 12-14' Inst./35' x 35' maturity
Water (M) Allergy (L) Osf
- CHITALPA
Chilopsis x Catalpa
2" Cal., 12-14' Inst./30' x 30' maturity
Water (M) Allergy (L) Osf

SHRUBS

- DESERT MIMOSA
Chilopsis linearis
5 Gal., 4-10' Inst./20' x 25' maturity
Water (L-) Allergy (L) 225sf
- VITEX
Vitex agnus-castus
5 Gal., 4-10' Inst./20' x 20' maturity
Water (M) Allergy (L) 225sf
- WESTERN RED CEDAR
Thuja plicata 'Green Giant'
5 Gal., 4-10' Inst./40' x 15' maturity
Water (M) Allergy (L) 225sf
- NEW MEXICO OLIVE
Forsteria lucida
5 Gal., 4-10' Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf
- PARNEY COTONEASTER
Cotoneaster lacteus
5 Gal., 2-4" Inst./8' x 12' maturity
Water (M) Allergy (L) 144sf
- SPANISH BROOM
Genista hispanica
5 Gal., 2-4" Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- BUTTERFLY BUSH
Buddleia davidii
5 Gal., 2-4" Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- ROSE OF SHARON
Hibiscus syriacus
5 Gal., 2-4" Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

SHRUBS

- APACHE PLUME
Fallugia paradoxa
5 Gal., 18-5" Inst./6' x 7' maturity
Water (L) Allergy (L) 44sf
- INDIAN HAWTHORN
Raphanolepis indica
5 Gal., 18-5" Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf
- RUSSIAN SAGE
Perovskia atriplicifolia
5 Gal., 18-5" Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf
- CHAMISA
Chrysothamnus nauseosus
1 Gal., 6-15" Inst./5' x 5' maturity
Water (L) Allergy (L) 25sf
- MADENGRASS
Miscanthus sinensis
5 Gal., 18-5" Inst./5' x 5' maturity
Water (M-) Allergy (L) 25sf
- SCOTCH BROOM
Cytisus scoparius
5 Gal., 18-5" Inst./4' x 4' maturity
Water (M) Allergy (L) 16sf

NATIVE SEED MIX-STANDARD COA MIX

WEST OF RIVER MIX	PLS/ACRE
COMMON MIX	5.0
"PALOMA" INDIAN RICE GRASS	5.0
"VIVA" GALLETA GRASS	1.0
"NINER" SIDEWATS GRAMA	3.0
"HATCHITA" BLUE GRAMA	1.0
SAND DROPSPEED	1.0
FOURWIND SALTBUCH	1.0
TOTAL RATE	12.0 LBS/AC

LANDSCAPE NOTES:

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

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

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

Landscape and Signing will not interfere with clear site height requirements. Therefore signs, walls and shrubbery between 3 and 6 feet tall (measured from gutter pan) will not be acceptable in this area.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

NOTE TO CLIENT:

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

PLAYSTRUCTURES:

2-5: PLAYWORLD SYSTEMS INC. MODEL NO. 238-1120
ACCOMMODATES 37 USERS AND IS ADA ACCESSIBLE
5-12: PLAYWORLD SYSTEMS INC. MODEL NO. 350-1203
ACCOMMODATES 37 USERS AND IS ADA ACCESSIBLE

COLORSCHEME: BROWN PLATFORMS, GREEN PLASTICS, A COMBINATION OF 0" BOTTLE GREEN AND BEIGE COMPONENTS AND BOTTLE GREEN POSTS.

ASE USE SIGNAGE SHALL BE PROVIDED AT ENTRY TO EACH STRUCTURE AREA IN BEIGE/GREEN

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	389061	square feet
TOTAL BUILDINGS FOOTPRINT AREA	65702	square feet
NET LOT AREA	323279	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	48491	square feet
TOTAL BED PROVIDED	96852	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	7251	square feet
TOTAL GROUNDCOVER PROVIDED	76407	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	27638	square feet
TOTAL LANDSCAPE PROVIDED	124440	square feet

STREET TREE REQUIREMENTS - Minimum 2" Caliper

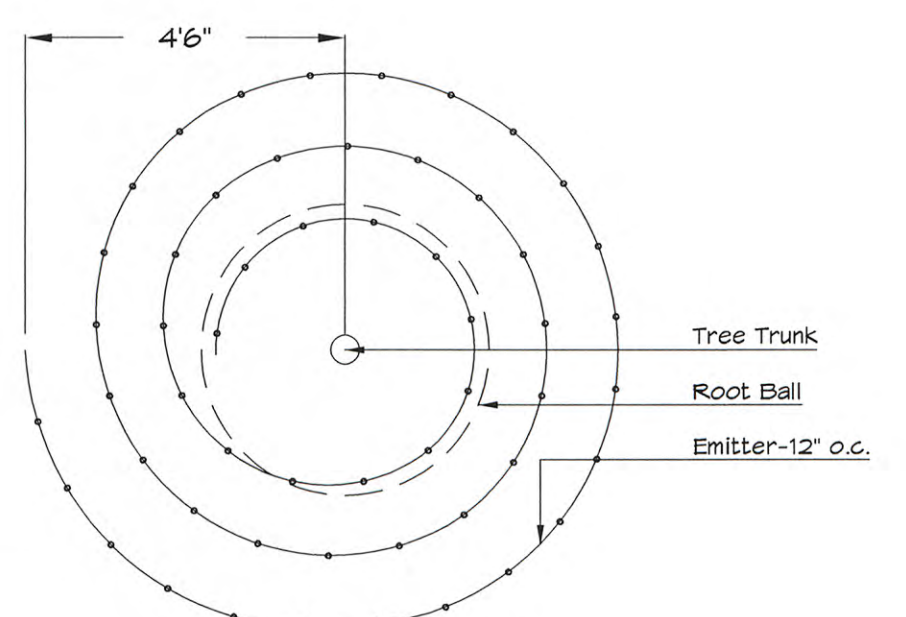
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: GlenRio Road
Required 13 Provided 13

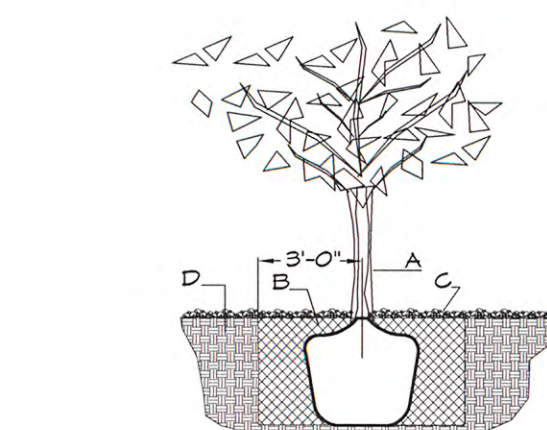
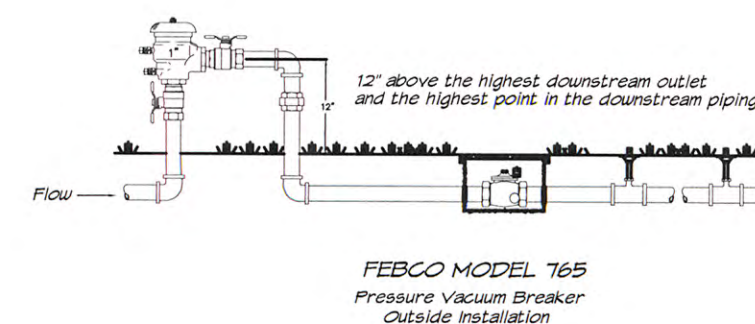
PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 shade tree per 10 spaces
Required 30 Provided 30



Netafim Spiral Detail



TREE PLANTING DETAIL

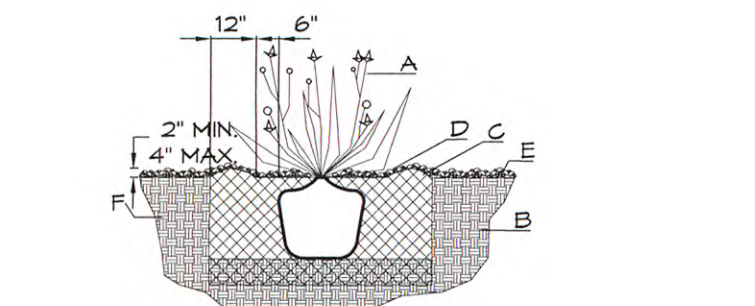
NTS

GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 3" DEPTH OF GRAVEL MULCH.
- UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

NTS

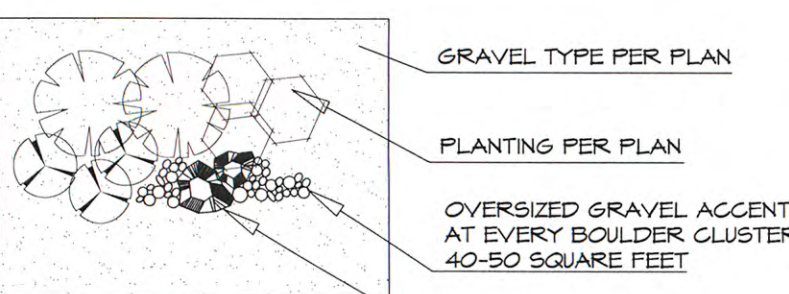
GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 3" DEPTH OF GRAVEL MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

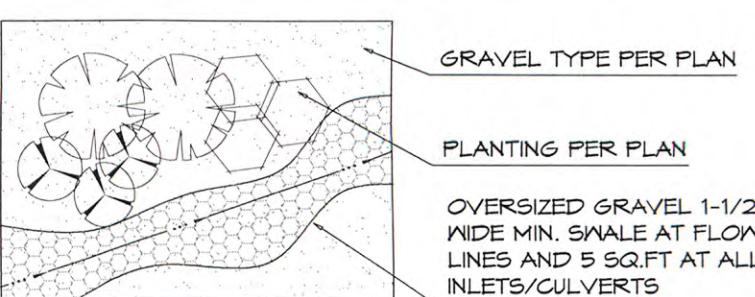
CONSTRUCTION NOTES:

- SHRUB
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 3" DEPTH OF GRAVEL MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

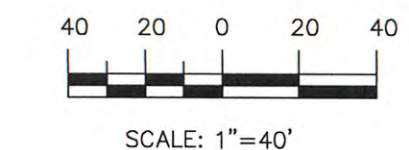
GRAVEL ACCENT DETAIL



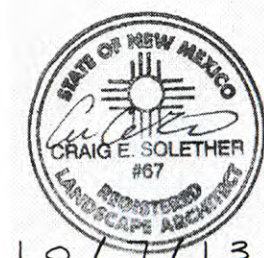
COBBLE AT FLOWLINES DETAIL



GRAPHIC SCALE



SCALE: 1"=40'



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REVISIONS

- 10-7-13 cmd COA comments
- 8-1-13 cmd comments
- 7-19-13 cmd site revision

DRAWN BY CMD
REVIEWED BY CS
DATE 5/31/13
PROJECT NO. 12-0079
DRAWING NAME

LANDSCAPE PLAN FOR BUILDING PERMIT

SHEET NO.

LS-101
OF