CITY OF ALBUQUERQUE



October 11, 2013

Ronald Witherspoon, R.A. Dekker, Perich, Sabitini 6601 Jefferson NE Suite 100 Albuquerque, NM 87109

Re: Glenrio Apartments, Glenrio Rd NW & I-25, Traffic Circulation Layout

Architect's Stamp dated 10-9-13 (J10-D043)

Dear Mr. Witherspoon,

The TCL submittal received 10-10-13 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

New Mexico 87103

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

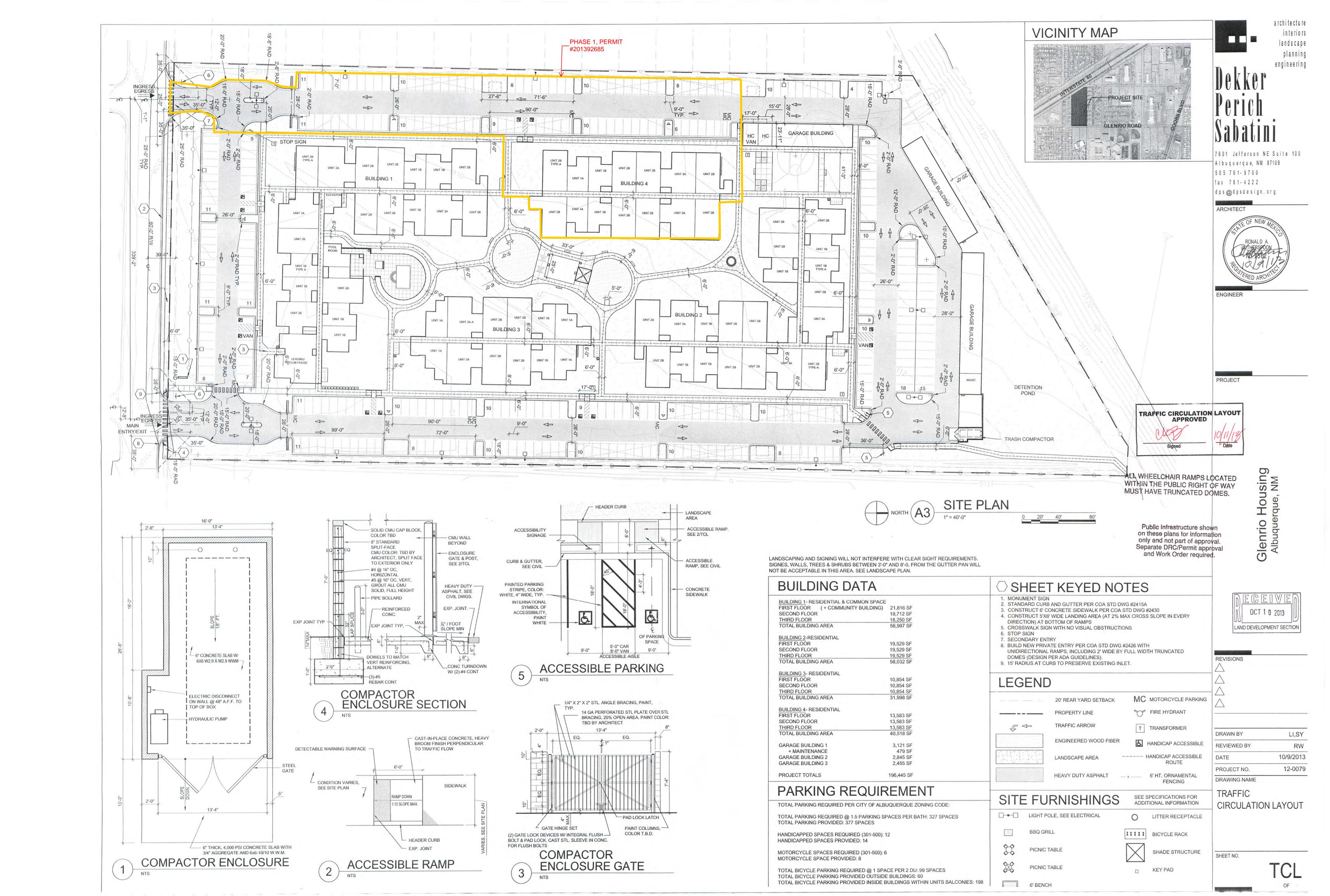
Sincerely,

Cynthia K. Beck

Associate Engineer, Planning Dept. Development Review Services

C:

File



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.

| Platanus spp. 2" Cal., 12'-14' Inst./60' × 70' maturity Water (M+) Allergy (H) Osf 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 & EVERGREEN TREES- ACCENT

SHADE TREES- PARKING LOT

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) Ost

PURPLE-LEAF PLUM Prunus cerastifera 1 1/2" Cal., 10'-12' Inst./20' x 20x maturity Water (M) Allergy (L) Osf

FLOWERING PEAR Prunus cerastifera 1 1/2" Cal., 10'-12' Inst./20' x 20x maturity

GROUNDCOVERS * LADY BANK'S 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

* HONEYSUCKLE 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 9' maturity Water (M) Allergy (L) 81sf

* BUFFALO JUNIPER Juniperus sabina 'Buffalo' 5 Gal., 24"-4' Inst./2' x 8' maturity Water (L+) Allergy (L) 64sf

NATIVE SEED MIX-STANDARD COA MIX

MEST OF RIVER MIX: "PALOMA" INDIAN RICE GRASS "VIVA" GALLETA GRASS "NINER" SIDEOATS GRAMA "HATCHITA" BLUE GRAMA 1.0 SAND DROPSEED FOURWIND SALTBUSH TOTAL RATE 12.0 LBS/AC

* RED YUCCA Hesperaloe parviflora

POTENTILLA Potentilla fruticosa

CATMINT

Nepeta mussini

MILDFLOWER

HARDSCAPES

OVERSIZED GRAVEL & BOULDERS

MODEL: OLV91

'STRETCH' PATTERN

3/4" GRAY GRAVEL MITH FILTER FABRIC TO A MINIMUM 3" DEPTH

5 Gal., 18"-3' Inst./3' x 4' maturity Mater (L+) Allergy (L) 16sf

1 Gal., 3"-15" Inst./3' x 3' maturity Mater (M+) Allergy (L) 9sf

1 Gal., 3"-15" Inst./1' x 2' maturity Water (M) Allergy (L) 4sf

1 Gal., 3"-15" Inst./varies at maturity Water (varies) Allergy (varies) 4sf

ARTIFICIAL TURF- 'EASYLAWN'

WITH LARGE AREA HEADS IN A

BIOENGINEERED WOOD FIBER-

FLOWLINES (SEE DETAIL), AT ALL

DOWN SPOUTS AND CURB CUTS.

COMPACTED TO A 12" DEPTH

OVERSIZED GRAVEL. AT

* DENOTES EVERGREEN PLANT MATERIAL

NATIVE SEED AND GRAVEL PLATING

SHRUBS DESERT WILLOW

NEW MEXICO OLIVE Forestiera neomexicana

SHADE TREES- STREET

Sophora japonica

Chilopsis x Catalpa

JAPANESE PAGODA TREE

Water (M) Allergy (L) Osf

2" Cal., 12'-14' Inst./35' x 35' maturity Water (M) Allergy (L) Osf

2" Cal., 12'-14' Inst./ 30' x 30' maturity

* PARNEY COTONEASTER Cotoneaster lacteus 5 Gal., 2'-4' Inst./8' x 12' maturitu

Water (M) Allergy (L) 144sf * SPANISH BROOM Genista hispanica

BUTTERFLY BUSH Buddleia davidii 5 Gal., 12"-3' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

APACHE PLUME Fallugia paradoxa 5 Gal., 18"-3' Inst./6' x 7' maturity Water (L) Allergy (L) 49sf * INDIAN HAMTHORN

Raphiolepis indica 5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf RUSSIAN SAGE Perovskia atriplicifolia 5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf

Chrysothamnus nauseosus

5 Gal., 18"-3' Inst./5' x 5' maturity Water (M+) Allergy (L) 25sf * SCOTCH BROOM

SHRUBS BLUE MIST SPIREA Caryopteris clandonensis 5 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

WESTERN RED CEDAR Thuja plicata 'Green Giant Muhlenbergia capillaris 5 Gal., 12"-3' Inst./3' x 3' maturity 5 Gal., 4'-10' Inst./40' x 15' maturity Water (M) Allergy (L) 225sf Mater (M) Allergy (L) 9sf * MUGO PINE Pinus mugo 5 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

5 Gal., 4'-10' Inst./15' x 15' maturity Mater (M) Allergy (L) 225sf

5 Gal., 2'-4' Inst./10' x 10' maturity Mater (M) Allergy (L) 100sf

ROSE OF SHARON

1 Gal., 6"-15" Inst./5' x 5' maturity Water (L) Allergy (L) 25sf MAIDENGRASS Miscanthus sinensis

Cytisus scoparius 5 Gal., 18"-3' Inst./4' x 4' maturity Water (M) Allergy (L) 16sf

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

LANDSCAPE NOTES:

attractive condition.

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

Landscape maintenance shall be the responsibility of the Property Owner.

The Property Owner shall maintain street trees in a living, healthy, and

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.

Landscaping and Signing will not interfere with clear site height requirements. Therefore signs, walls trees and shrubbery between 3 and 8 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" polypipe 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

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. 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

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

OF OF BOTTLE GREEN AND BEIGE COMPONENTS AND BOTTLE GREEN

COLORSCHEME: BROWN PLATFORMS, GREEN PLASTICS, A COMBONATION

LANDSCAPE CALCULATIONS

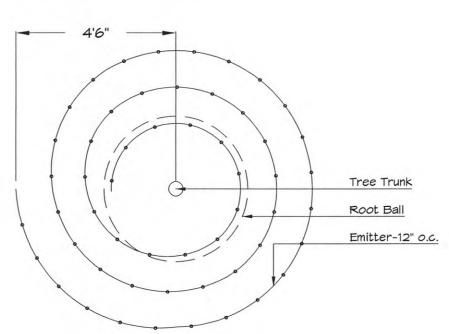
TOTAL LOT AREA	389061	square feet
TOTAL BUILDINGS FOOTPRINT AREA	65782	square feet
NET LOT AREA	323279	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	48491	square feet
TOTAL BED PROVIDED	96852	 square fleet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	73251	square feet
TOTAL GROUNDCOVER PROVIDED	76407	square feet
TOTAL PONDING AREA		I square fleet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		1
TOTAL NATIVE SEED AREA	27638	square feet
TOTAL LANDSCAPE PROVIDED	124490	square feet

STREET TREE REQUIREMENTS - Minimum 2" Caliper Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

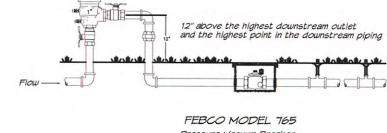
Name of Street: GlenRio Road Required 13 Provided 13

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

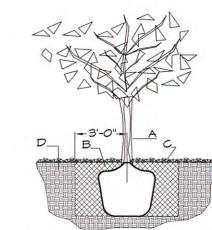
1 Shade tree per 10 spaces Required 38 Provided 38



Netafim Spiral Detai







TREE PLANTING DETAIL

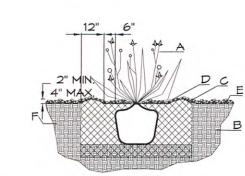
NTS GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING. 2. 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. 3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.

4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT

AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL. CONSTRUCTION NOTES:

A. TREE B. BACKFILL WITH EXISTING SOIL. C. 3" DEPTH OF GRAVEL MULCH. D. UNDISTRUBED SOIL.



SHRUB PLANTING DETAIL

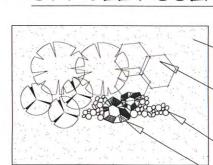
GENERAL NOTES:

THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES: A. SHRUB.

B. BACKFILL WITH EXISTING SOIL. C. EARTH BERM AROUND WATER RETENTION BASIN. D. 3" DEPTH OF GRAVEL MULCH. E. FINISH GRADE.

GRAVEL ACCENT DETAIL



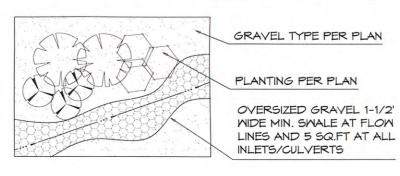
F. UNDISTURBED SOIL.

GRAVEL TYPE PER PLAN PLANTING PER PLAN

OVERSIZED GRAVEL ACCENT

AT EVERY BOULDER CLUSTER 40-50 SQUARE FEET BOULDER

COBBLE AT FLOWLINES DETAIL







GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'



LANDSCAPE ARCHITECTS & CONTRACTORS Cont. Lic. #26458 7909 Edith N.E. Albuquerque, NM 87184 Ph. (505) 898-9690 Fax (505) 898-7737 cmj@hilltoplandscaping.com All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order. placed. All plants shall be sized per American Standard for Nursery Stock.

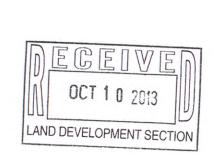
interiors landscape planning engineering

archite cture

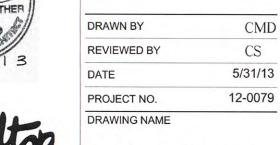
7601 Jefferson NE Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222 dps@dpsdesign_org

ARCHITECT

APARTMENT ENRIO GL



3 10-7-13 cmd COAcomments 2 8-1-13 cmd comments 1 7-19-13 cmd site revision DRAWN BY



LANDSCAPE PLAN FOR BUILDING **PERMIT**