



DEVELOPMENT REVIEW BOARD APPLICATION

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SMW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Site Plan DRB		

APPLICATION INFORMATION		
Applicant: Calabac Illas Group C/O Donald Harville		Phone:
Address: 3301 R Coors Blvd NW		Email: peterstalland@hotmail.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: rstevenson@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): A-12 & A-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 8.77
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Golf Course	Between: Golf Course	and: Westside Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1002566, 1004501, 1004503		

Signature:	Date: 6/26/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

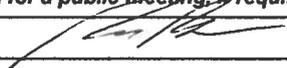
FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

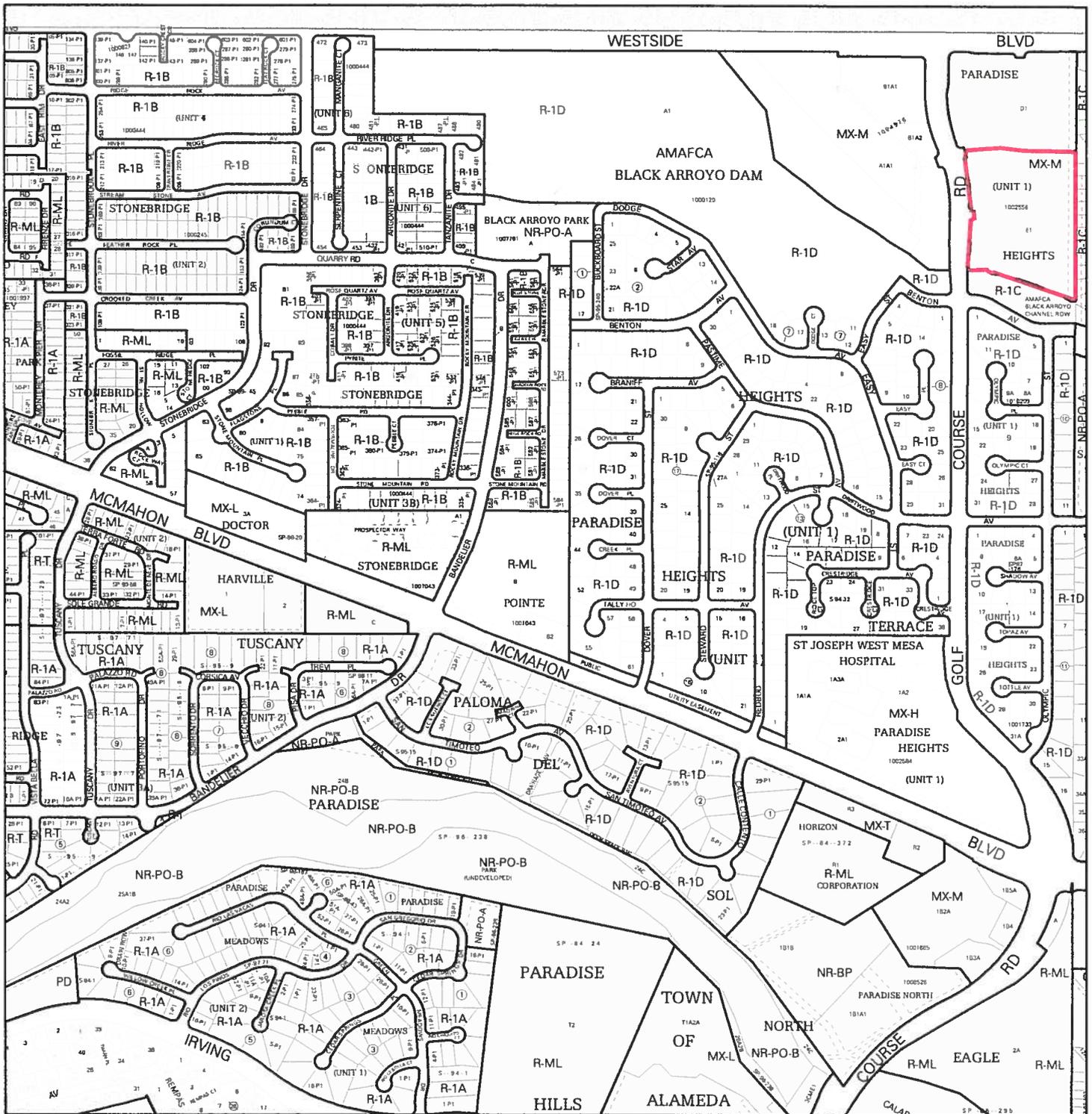
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
 - Interpreter Needed for Hearing? ____ if yes, indicate language: _____
 - PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
 - Signed Traffic Impact Study (TIS) Form
 - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
 - Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
 - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
 - Sign Posting Agreement
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - Completed Site Plan Checklist
 - Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
 - Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Infrastructure List, if required
- FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**
 - ___ Interpreter Needed for Hearing? ____ if yes, indicate language: _____
 - ___ PDF of application as described above
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Solid Waste Department signature on Site Plan
 - ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
 - ___ Approved Grading and Drainage Plan
 - ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
 - ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
 - ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: 06/26/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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

IDO Zone Atlas May 2018



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



Zone Atlas Page:
A-12-Z

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

Gray Shading
Represents Area Outside
of the City Limits



March 16, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD (DRB) SITE PLAN
TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW
PARADISE HEIGHTS UNIT 1 CONT
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Calabac Illas Group c/o Donald Harville pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Donald HARVILLE
Print Name

DH Harville
Signature

general partner
Title

3-17-2020
Date



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: May 6, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-003731
Agent: Tierra West, LLC
Applicant: Calaba Illas Grup, LLC. c/o Donald Harville
Legal Description: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL
Zoning: MX-M
Acreage: 8.77
Zone Atlas Page(s): A-12-Z and A-13-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images

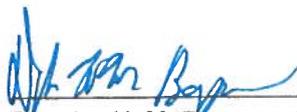
SITE VISIT: N/A

RECOMMENDATIONS:

Aerial photographs suggest the west half of the property has been bladed. The remainder of the property appears to have been disturbed by surrounding construction activities. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

 5/6/2020

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 05/19/2020 ZONE ATLAS PAGE(S) A-12 & A-13

CURRENT:

LEGAL DESCRIPTION: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS

ZONING MX-M

LOT OR TRACT # E-1 BLOCK #

PARCEL SIZE (AC/SQ. FT.) 8.77

SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []

SITE DEVELOPMENT PLAN:

ZONE CHANGE []: From _____ To _____

SUBDIVISION* [] AMENDMENT []

SECTOR, AREA, FAC, COMP PLAN []

BUILDING PERMIT [X] ACCESS PERMIT []

AMENDMENT (Map/Text) []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF

ACTION:

NO CONSTRUCTION/DEVELOPMENT []

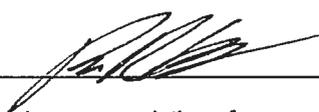
OF UNITS: 209

NEW CONSTRUCTION [X]

BUILDING SIZE: total 238,864 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT []

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 05-19-2020

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

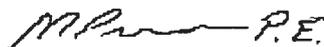
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

The number of units, 209, is less than the threshold of a minimum of 247 units based on ITE Code #220

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

 P.E.

5/19/2020

TRAFFIC ENGINEER _____

DATE _____

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED / /

-FINALIZED / /

TRAFFIC ENGINEER _____
DATE

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

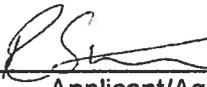
PROJECT NAME: Apartments at Golf Course

AGIS MAP # A-12-Z & A-13-Z

LEGAL DESCRIPTIONS: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 6/26/2020 (date).


Applicant/Agent

6/26/2020
Date

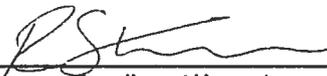
Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on May 6, 2020 (date).


Applicant/Agent

6/26/2020
Date


ABCWUA Representative

06/26/2020
Date

PROJECT # _____

TIERRA WEST, LLC

June 26, 2020

Ms. Jolene Wolfley, Chair
Design Review Board
PO Box 1293
Albuquerque, NM 87102

RE: **SITE DEVELOPMENT PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Ms. Wolfley:

On behalf of Calabacillas Group c/o Donald Harville, Tierra West, LLC is submitting for the approval of a Site Development Plan to the Development Review Board (DRB). The request is for a site plan approval to the Development Review Board for an upscale apartment development on the 8.7 acre vacant site, which consists of the southern half of the vacant property at the south east corner of Golf Course Blvd. and Westside Blvd. NW. The site is currently zoned MX-M per the IDO zoning designations. This is a new application request, and is not associated to any prior requests.

Site Development Plan - DRB

The project will consist of a total of 208 apartments across four buildings, 52 apartments in each of the four buildings with the maximum height of 45-ft. This equates to a density of 24 units per acre. The apartments will comprise of a mix of studio, one and two bedroom apartments. The complex will be gated and include a 4,000 sf club house with pool for the residents. This is a high quality apartment project, with generous landscaping, water features and landscape sculptures by local artists, covered parking, high end finishes in the apartments including granite, stainless steel and porcelain tile floors and elevators within each building.

We have met with the HOA three times to discuss the application and engage in and incorporate feedback provided by the neighbors, while also answer their concerns on the project. Two of the HOA meetings were facilitated with the meeting minutes included in the application file. The proposed development meets all regulations and requirements set out in the IDO.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 202013
RRB/rs/kw

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-070 Date: 09 Mar 2020 Time: 3:00 pm

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Charles Maestas, Carl Garcia

Fire Marshall: Inspector Rodriguez

Transportation: _____

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: _____

SITE INFORMATION:

Zone: MX-M Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: Site Plan - DRB

Review and Approval Body: DRB Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-070 Date: 09 Mar 2020 Time: 3:00 pm

Address: _____

NOTES:

- Max height is 45'; mech. units & screening can encroach per Table 5-1-4
- height is to top of parapet
- Parking: no maximum
- Gated community is fine
- Impact Fee Reduction is for drainage
- Project 1004501 - possible site plan
Z-97-88 and Z-98-19
- 5-9 Neighborhood Edges
- 15' landscape buffer (5-6(E))
- 50' buffer area: No parking or access to parking
- 5-6 Landscape
- 5-3(B)(3) on-site Pedestrian Connections
- Fire Marshall: 10 ft. gaps between carports is okay if distance from access road to the face of the building is no more than 30' feet maximum

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 30, 2020 12:11 PM
To: Kristl Walker
Subject: Golf Gourse Blvd & Westside Blvd Public Notice Inquiry
Attachments: IDOZoneAtlasPage_A-12-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	
Seven Bar North HOA	Jack	Corder		PO Box 45960	Rio Rancho	NM	87174	5056150
Seven Bar North HOA	Scott	Templeton	scott.templeton@comcast.net	4332 Dry Creek Place NW	Albuquerque	NM	87114	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona
Senior Administrative Assistant

Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** ISD WebMaster

Sent: Thursday, April 30, 2020 10:52 AM

To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kristl Walker

Telephone Number

505-858-3100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

Nm

ZIP

87109

Legal description of the subject site for this project:

TR E-1 plat of TRS D-1, E-1 AMAFCA Black Arroyo

Physical address of subject site:

Golf Course

Subject site cross streets:

Golf Course blvd & Westside Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

A-12 & A-13

=====
This message has been analyzed by Deep Discovery Email Inspector.

Email

From: Kristl Walker
Sent: Wednesday, May 13, 2020 2:51 PM
To: 'hlhen@comcast.net'; 'scott.templeton@comcast.net'
Subject: FW: 2020013 Apartments at Golf Course Site Plan -DRB
Attachments: 2020013 05-13-20 Neighborhood Email.pdf

May 13, 2020

**RE: SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear hlhen@comcast.net; aboard111@gmail.com; scott.templeton@comcast.net:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) E-Mail Public Notice, we are notifying you as a registered Neighborhood Association that Tierra West, LLC intends to submit an application for Site Plan approval to the Development Review Board (DRB) for the proposed development.

The proposed development is for four buildings each with 52 apartment units and a single story club house with amenities for residents. A total of 360 parking spaces shall be provided, located around the perimeter of the development. A 50-ft buffer setback as required by the IDO is provided along the east side of the property adjacent to the residential zone properties. Attached to this letter is the proposed site plan detailing the proposed development.

Per the IDO notification requirements, you have 15 days from the date of this letter to respond by either 1) requesting a meeting* or 2) declining to meet. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter..
***Communication has occurred between Tierra West and the HOA with a facilitated neighborhood meeting scheduled for Thursday May 21, 2020 at 4:00 pm.** The facilitated meeting will allow the general membership of the Neighborhood Association to review the project and for Tierra West to address their questions and concerns of the development.

Prior to submitting the DRB application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Tierra West LLC Contact(s):
Richard Stevenson, P.E and Ronald R. Bohannon, P.E
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan, Zone Atlas Map

JN: 2020013

RRB/kw

Kristl Walker
Administrative Assistant

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

From: Kristl Walker
Sent: Wednesday, May 13, 2020 10:57 AM
To: 'aboard111@gmail.com'
Cc: Ron Bohannon ; Richard Stevenson; Jaimie Garcia
Subject: 2020013 Apartments at Golf Course Site Plan -DRB
Attachments: 2020013 05-13-20 Neighborhood Email.pdf

May 13, 2020

**RE: SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

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Prior to submitting the DRB application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Tierra West LLC Contact(s):
Richard Stevenson, P.E and Ronald R. Bohannon, P.E
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan, Zone Atlas Map

JN: 2020013
RRB/kw

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com



TIERRA WEST, LLC

May 13, 2020

Mr. Jack Corder
Seven Bar North HOA
PO Box 45960
Albuquerque NM 87174

**RE: SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DECIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Mr. Corder:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a registered Neighborhood Association that Tierra West, LLC intends to submit an application for Site Plan approval to the Development Review Board (DRB) for the proposed development.

The proposed development is for four buildings each with 52 apartment units and a single story club house with amenities for residents. A total of 360 parking spaces shall be provided, located around the perimeter of the development. A 50-ft buffer setback as required by the IDO is provided along the east side of the property adjacent to the residential zone properties. Attached to this letter is the proposed site plan detailing the proposed development.

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Richard Stevenson, P.E and Ronald R. Bohannon, P.E
5571 Midway Park Place NE
Albuquerque. NM 87109
rstenenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan. Zone Atlas Map

JN: 2020013
RRB/kw

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



TIERRA WEST, LLC

May 13, 2020

Ms. Rene Horvath
Westside Coalition of NA
5515 Palomino Drive NW
Albuquerque NM 87120

**RE: SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DECIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

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Richard Stevenson, P.E and Ronald R. Bohannon, P.E
5571 Midway Park Place NE
Albuquerque. NM 87109
rstenenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan. Zone Atlas Map

JN: 2020013
RRB/kw

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



TIERRA WEST, LLC

May 13, 2020

Mr. Harry Hendriksen
Westside Coalition of NA
10592 Rio Del Sol NW
Albuquerque NM 87114

RE: **SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Mr. Hendriksen:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a registered Neighborhood Association that Tierra West, LLC intends to submit an application for Site Plan approval to the Development Review Board (DRB) for the proposed development.

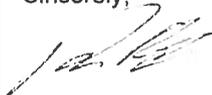
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Albuquerque, NM 87109
rstevenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan, Zone Atlas Map

JN: 2020013
RRB/kw

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



TIERRA WEST, LLC

May 13, 2020

Mr. Scott Templeton
Seven Bar North HOA
4332 Dry Creek Place NW
Albuquerque NM 87114

RE: **SITE PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Mr. Templeton:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a registered Neighborhood Association that Tierra West, LLC intends to submit an application for Site Plan approval to the Development Review Board (DRB) for the proposed development.

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5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com / rrb@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Peter Stalland

Enclosures: Site Plan, Zone Atlas Map

JN: 2020013
RRB/kw

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

7500 5000 4000 3000 2000 1000

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OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.20
Total Postage and Fees	\$ 7.60

Sent To
 Harry Hendriksen
 Westside Coalition of NA
 10592 Rio Del Sol NW
 Albuquerque, NM 87114

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, A

7018 0040 0000 5421 5869

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.20
Total Postage and Fees	\$ 7.60

Sent To
 Jack Corder
 Seven Bar North HOA
 PO Box 45960
 Rio Rancho, NM 87174

Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, A

7500 5000 4000 3000 2000 1000

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.20
Total Postage and Fees	\$ 7.60

Sent To
 Rene Horvath
 Westside Coalition of NA
 5515 Palomino Drive NW
 Albuquerque, NM 87120

Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, A

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.20
Total Postage and Fees	\$ 7.60

Sent To
 Scott Templeton
 Seven Bar North HOA
 4332 Dry Creek Place NW
 Albuquerque, NM 87114

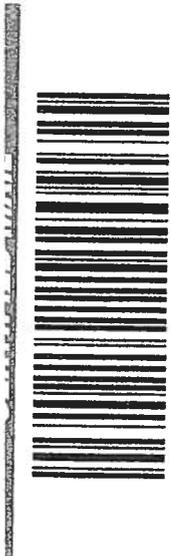
Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, A

Proof of mailings
 "Certified Stamp"



Proof of Mailings



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7018 0040 0000 5421 6255

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage at	\$	
Sent To		
Street and Apt. #		
City, State, ZIP+		

Postmark Here

Scott Templeton
Seven Bar North HOA
4332 Dry Creek Place NW
Albuquerque, NM 87114

PS Form 3800

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

\$7.60 FIRST-CLASS



L86398.12



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7018 0040 0000 5421 6248

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	

Postmark
Here

Total Postage and
\$

Sent To

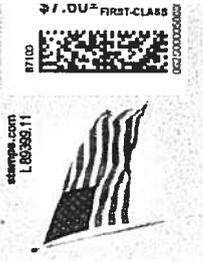
Street and Apt. No

City, State, ZIP+4®

PS Form 3800, A

Harry Hendriksen
Westside Coalition of NA
10592 Rio Del Sol NW
Albuquerque, NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE NM 87109



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 7018 0040 0000 5421 6231

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For delivery information, visit our website at www.usps.com	
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Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and F \$ _____	
Sent To _____	Rene Horvath
Street and Apt. No., _____	Westside Coalition of NA 5515 Palomino Drive NW
City, State, ZIP+4® _____	Albuquerque, NM 87120
PS Form 3800, Apr. 2002	



7018 0040 0000 5421 5869
7018 0040 0000 5421 5869

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Domestic Mail Only

202 6013

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Certified Mail Fee
\$ **3.55**
Extrj Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.85**
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ **1.20**
Total Postage and
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Jack Corder
Seven Bar North HOA
PO Box 45960
Rio Rancho, NM 87174

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

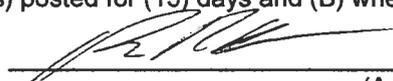
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

6/26/2020

(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

Jaimie Garcia

6/24/20

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, June 24, 2020 10:42 AM
To: Kristl Walker
Subject: Golf Course and Westside Blvd Public Notice Inquiry
Attachments: IDOZoneAtlasPage_A-12-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

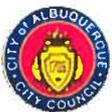
Association Name	First Name	Last Name	Email	Address Line 1	City
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuque
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuque
Seven Bar North HOA	Jack	Corder		PO Box 45960	Rio Ran
Seven Bar North HOA	Scott	Templeton	scott.templeton@comcast.net	4332 Dry Creek Place NW	Albuque

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** ISD WebMaster
Sent: Tuesday, June 23, 2020 3:41 PM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kristl Walker

Telephone Number

505-858-3100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park PL

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR E-1 plat of TRS D-1, E-1 AMAFCA Black Arroyo

Physical address of subject site:

Golf Course

Subject site cross streets:

Golf Course and Westside Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

A-12 & A-13

=====
This message has been analyzed by Deep Discovery Email Inspector.



TIERRA WEST, LLC

June 26, 2020

Mr. Scott Templeton
Seven Bar North HOA
4332 Dry Creek Place NW
Albuquerque, NM 87114

**RE: SITE DEVELOPMENT PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Mr. Templeton,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC will be submitting an application for Site Development Plan to the Development Review Board per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1.

Site Plan-DRB

The request is for a site plan approval to the Development Review Board for an upscale apartment development on the 8.7 acre vacant site, which consists of the southern half of the vacant property at the south east corner of Golf Course Blvd. and Westside Blvd. NW. The site is zoned MX-M per the IDO zoning designations. This is a new application request, and is not associated to any prior requests.

The project will consist of a total of 208 apartments across four buildings, 52 apartments in each buildings with a maximum building height of 45-ft. The apartments will comprise of a mix of studio, one and two bedroom apartments. The complex will be gated and include a 4,000 sf club house with pool facilities for the residents. The developer is striving to deliver a high quality project to enhance the neighborhood, with generous landscaping and water features, covered parking, high end finishes in the apartments including granite, stainless steel and porcelain tile floors and elevators within each building.

Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meetings will take the place of the normal Development Review Board hearing that is held at Plaza Del Sol. The public hearing for this request will be on July 22, 2020 at 9:00 am.

The agenda for the Development Review Board meeting is posted on the City website by Friday afternoon ahead of the Wednesday Meeting. The agenda includes information on accessing the DRB meeting. Meeting details and agendas will be available on the City of Albuquerque's website link below:

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

<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

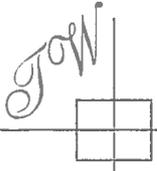
Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020013
RRB/rs/kw



TIERRA WEST, LLC

June 26, 2020

Mr. Jack Corder
Seven Bar North HOA
PO Box 45960
Rio Rancho, NM 87174

**RE: SITE DEVELOPMENT PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DECIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

Dear Mr.Corder.

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Site Plan-DRB

The request is for a site plan approval to the Development Review Board for an upscale apartment development on the 8.7 acre vacant site, which consists of the southern half of the vacant property at the south east corner of Golf Course Blvd. and Westside Blvd. NW. The site is zoned MX-M per the IDO zoning designations. This is a new application request, and is not associated to any prior requests.

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5571 Midway Park Place NE
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rrb@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020013
RRB/rs/kw



TIERRA WEST, LLC

June 26, 2020

Ms. Elizabeth Haley
Westside Coalition of NA
6005 Chaparral Circle NW
Albuquerque, NM 87114

**RE: SITE DEVELOPMENT PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

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5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020013
RRB/rs/kw



TIERRA WEST, LLC

June 26, 2020

Ms. Rene Horvath
Westside Coalition NA
5515 Palomino Drive NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN - DRB
PROPOSED 208 APARTMENT DEVELOPMENT AT GOLF COURSE RD
LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1
ZONE ATLAS MAP: A-12-Z & A-13-Z**

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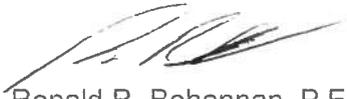
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Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

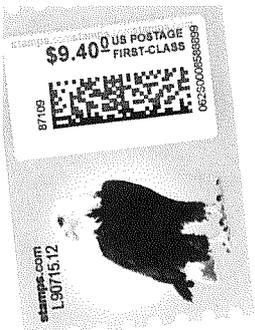
Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020013
RRB/rs/kw



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Certified Mail Fee	\$	3.55
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	2.85
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

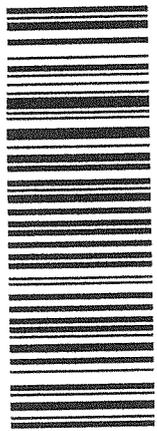
Postmark
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Postage	\$	3.00
Total Postage and	\$	9.40
Sent To	Elizabeth Haley	
Street and Apt. No.	Westside Coalition of NA	
City, State, ZIP+4®	6005 Chaparral Circle NW	
Albuquerque, NM 87114		

PS Form 3800, A

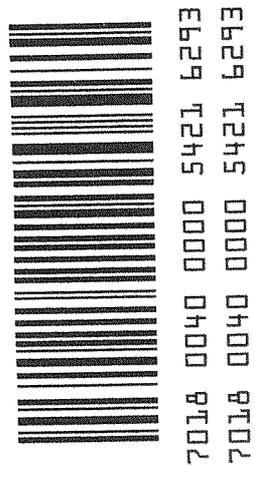
6005 Chaparral Circle NW
Albuquerque, NM 87114

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7018 0040 0000 5421 6286
7018 0040 0000 5421 6286

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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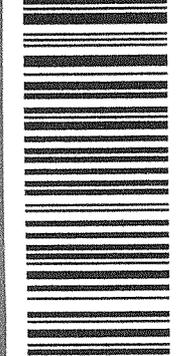
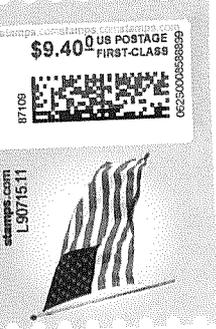
Sent To: Rene Horvath
 Westside Coalition of NA
 Street and Apt. No.: 5515 Palomino Drive NW
 City, State, ZIP+4®: Albuquerque, NM 87120

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5515 Palomino Drive NW
 Albuquerque, NM 87120

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE NM 87109



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7018 0040 0000 5421 6279

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Certified Mail Fee	\$ 3.55
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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ 3.00
Total Postage and	
Sent To	\$ 9.40
Street and Apt. No.	Scott Templeton
City, State, ZIP+4®	Seven Bar North HOA
	4332 Dry Creek Place NW
	Albuquerque, NM 87114

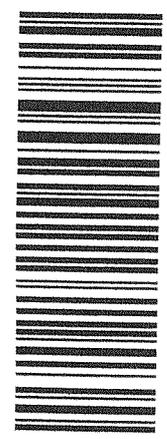
Postmark Here

PS Form 3800, A

4332 Dry Creek Place NW
Albuquerque, NM 87114

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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7018 0040 0000 5421 6262



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Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee for each service)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 3.00

Total Postage and Fees
\$ 9.40

Sent to
Jack Corder
Seven Bar North HOA
Street and Apt. No., PO Box 45960
City, State, ZIP+4® Rio Rancho, NM 87174

Postmark Here

PS Form 3800, A

PO BOX 45960
Rio Rancho, NM 87174



Golf Course and Benton Ave NW



RIO RANCHO



WGS_1984_Web_Mercator_Auxiliary_Sphere
6/24/2020 @ City of Albuquerque

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-discclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Bernalillo County Parcels
- IDO Zoning**
- RA
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Buffer: 230 Ft
Row Benton Ave: 130 Ft

SANDOVAL NICK A & DEBBIE L
12009 SULLIVAN CT NW
ALBUQUERQUE NM 87114-6535

CALDERON MARY LOU C
10915 CARRETA DR NW
ALBUQUERQUE NM 87114

MIRABAL MICHAEL D & MIRABAL
CATHY F
10951 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

RAINWATER KATHRYN M & CHARLES T
CO-TRUSTEES RAINWATER FAMILY
TRUST
4509 NOCHE CLARA AVE NW
ALBUQUERQUE NM 87114-5599

MARSHA E KEARNEY & JOHN R
10927 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

SERNA MIKE R IRREVOCABLE LVT
10812 OLYMPIC ST NW
ALBUQUERQUE NM 87114-5429

MORGAN KRISTEN
10923 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

MAGGIO MICHAEL & JOANN
10920 CARRETA DR NW
ALBUQUERQUE NM 87114

HUTCHINSON TERRY SCOTT
10947 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

LOPEZ DAVID M & CASSANDRA F
11008 CARRETA DR NW
ALBUQUERQUE NM 87114

VIOLA STEPHEN W & KAREN C
11001 CARRETA DR NW
ALBUQUERQUE NM 87114

WHEELER STEPHEN C & MARCIA L
4524 BENTON AVE NW
ALBUQUERQUE NM 87114

MURRIETA JAMES P JP TYRA J
TRUSTEES MURRIETA RVT
10940 CARRETA DR NW
ALBUQUERQUE NM 87114-6506

FIFE JOHN WAYNE & MARSHA YVETT
10932 CARRETA DR NW
ALBUQUERQUE NM 87114

LOPEZ STEVEN C & GOLDBERG
MELANIE A
10935 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

REES PAUL J & DEBORAH A
10931 CARRETA DR NW
ALBUQUERQUE NM 87114

TRUJILLO CARLOS & GALLEGOS
CAROLINE A
10928 CARRETA DR NW
ALBUQUERQUE NM 87114-6506

SUNNY PROPERTIES LLC
528 TRES LAGUNAS LN NE
ALBUQUERQUE NM 87113

MCCORMACK DANIEL J & VICTORIA M
10919 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

THIERJUNG NELSON P & EVA S
12005 SULLIVAN CT NW
ALBUQUERQUE NM 87114-6535

SERDA ADRIANA M
4520 BENTON AVE NW
ALBUQUERQUE NM 87114-5042

FISHER TINA R
11005 CARRETA DR NW
ALBUQUERQUE NM 87114-6517

COFFMAN ERIN M
11000 CARRETA DR NW
ALBUQUERQUE NM 87114

WARD LARRY A & GERALDINE S
4501 NOCHE CLARA AVE NW
ALBUQUERQUE NM 87114

BACA DEBORAH
4505 NOCHE CLARA AVE NW
ALBUQUERQUE NM 87114-5599

JAEGER JACK J II
4516 BENTON AVE NW
ALBUQUERQUE NM 87114

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

ISSUES JAMES A & MARY JO
4424 CAMPO DE MAIZ RD NW
ALBUQUERQUE NM 87114

GREENWOOD REBEKAH SULTEMEIER
11009 CARRETA DR NW
ALBUQUERQUE NM 87114-6517

MCMILLAN BEVERLY A & LENNARD C
10939 CARRETA DR NW
ALBUQUERQUE NM 87114

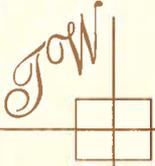
GARCIA LARRY M & AMY C
10936 CARRETA DR NW
ALBUQUERQUE NM 87114

CALABAC ILLAS GROUP C/O DONALD
HARVILLE
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229

CALABAC ILLAS GROUP C/O DONALD
HARVILLE
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

CALABACILLAS GROUP
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229



TIERRA WEST, LLC

100ft
Buffer
Letter

June 26, 2020

**RE: SITE PLAN - DRB
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LEGAL DESCRIPTION; TR E-1 PLAT OF TRS D-1, E-1 AMAFCA
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ZONE ATLAS MAP: A-12-Z & A-13-Z**

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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Tierra West Contact:

Ronald R. Bohannon, P.E.
President
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Tierra West LLC Contact:

Richard Stevenson
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, PE

JN: 2020013
RRB/rs/kw

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



LOPEZ STEVEN C & GOLDBERG
MELANIE A
10935 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



WARD LARRY A & GERALDINE S
4501 NOCHE CLARA AVE NW
- ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



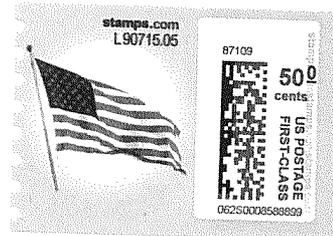
FIFE JOHN WAYNE & MARSHA YVETT
10932 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



COFFMAN ERIN M
11000 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



THIERJUNG NELSON P & EVA S
12005 SULLIVAN CT NW
ALBUQUERQUE NM 87114-6535

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



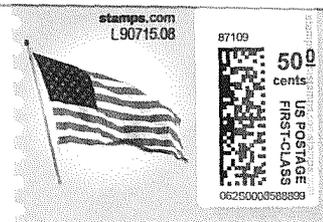
TRUJILLO CARLOS & GALLEGOS
CAROLINE A
10928 CARRETA DR NW
ALBUQUERQUE NM 87114-6506

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



GREENWOOD REBEKAH SULTEMEIER
11009 CARRETA DR NW
ALBUQUERQUE NM 87114-6517

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



JAEGER JACK J II
4516 BENTON AVE NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



FISHER TINA R
11005 CARRETA DR NW
ALBUQUERQUE NM 87114-6517

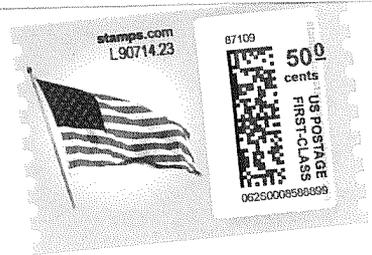
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

BACA DEBORAH
4505 NOCHE CLARA AVE NW
ALBUQUERQUE NM 87114-5599



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ISSUES JAMES A & MARY JO
4424 CAMPO DE MAIZ RD NW
- ALBUQUERQUE NM 87114



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MURRIETA JAMES P JP TYRA J
TRUSTEES MURRIETA RVT
10940 CARRETA DR NW
ALBUQUERQUE NM 87114-6506



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MCMILLAN BEVERLY A & LENNARD C
10939 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



SERDA ADRIANA M
4520 BENTON AVE NW
ALBUQUERQUE NM 87114-5042

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CALDERON MARY LOU C
10915 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MIRABAL MICHAEL D & MIRABAL
CATHY F
10951 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



SANDOVAL NICK A & DEBBIE L
12009 SULLIVAN CT NW
ALBUQUERQUE NM 87114-6535

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MARSHA E KEARNEY & JOHN R
10927 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



SERNA MIKE R IRREVOCABLE LVT
10812 OLYMPIC ST NW
ALBUQUERQUE NM 87114-5429

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MAGGIO MICHAEL & JOANN
10920 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CALABAC ILLAS GROUP C/O DONALD
HARVILLE
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CALABACILLAS GROUP
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



RAINWATER KATHRYN M & CHARLES T
CO-TRUSTEES RAINWATER FAMILY
TRUST
4509 NOCHE CLARA AVE NW
ALBUQUERQUE NM 87114-5599

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



WHEELER STEPHEN C & MARCIA L
4524 BENTON AVE NW
ALBUQUERQUE NM 87114

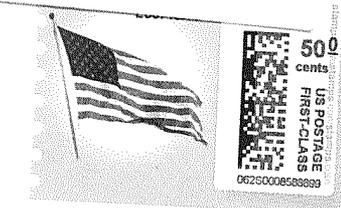
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HUTCHINSON TERRY SCOTT
10947 CARRETA DR NW
ALBUQUERQUE NM 87114-6504



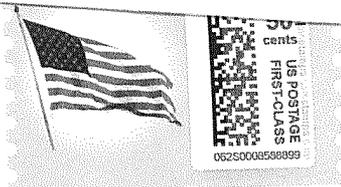
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CALABAC ILLAS GROUP C/O DONALD
HARVILLE
3301R COORS BLVD NW 305
ALBUQUERQUE NM 87120-1229



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MORGAN KRISTEN
10923 CARRETA DR NW
ALBUQUERQUE NM 87114-6504



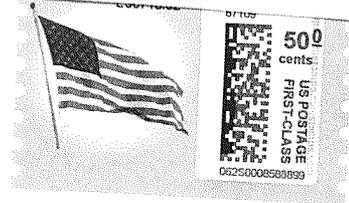
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

GARCIA LARRY M & AMY C
10936 CARRETA DR NW
ALBUQUERQUE NM 87114



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

SUNNY PROPERTIES LLC
528 TRES LAGUNAS LN NE
ALBUQUERQUE NM 87113

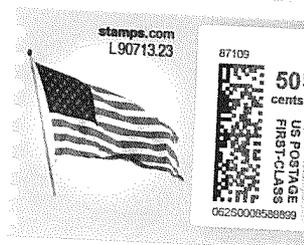


TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



REES PAUL J & DEBORAH A
- 10931 CARRETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

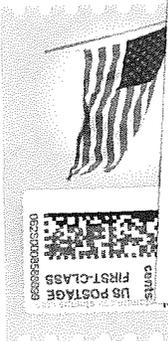


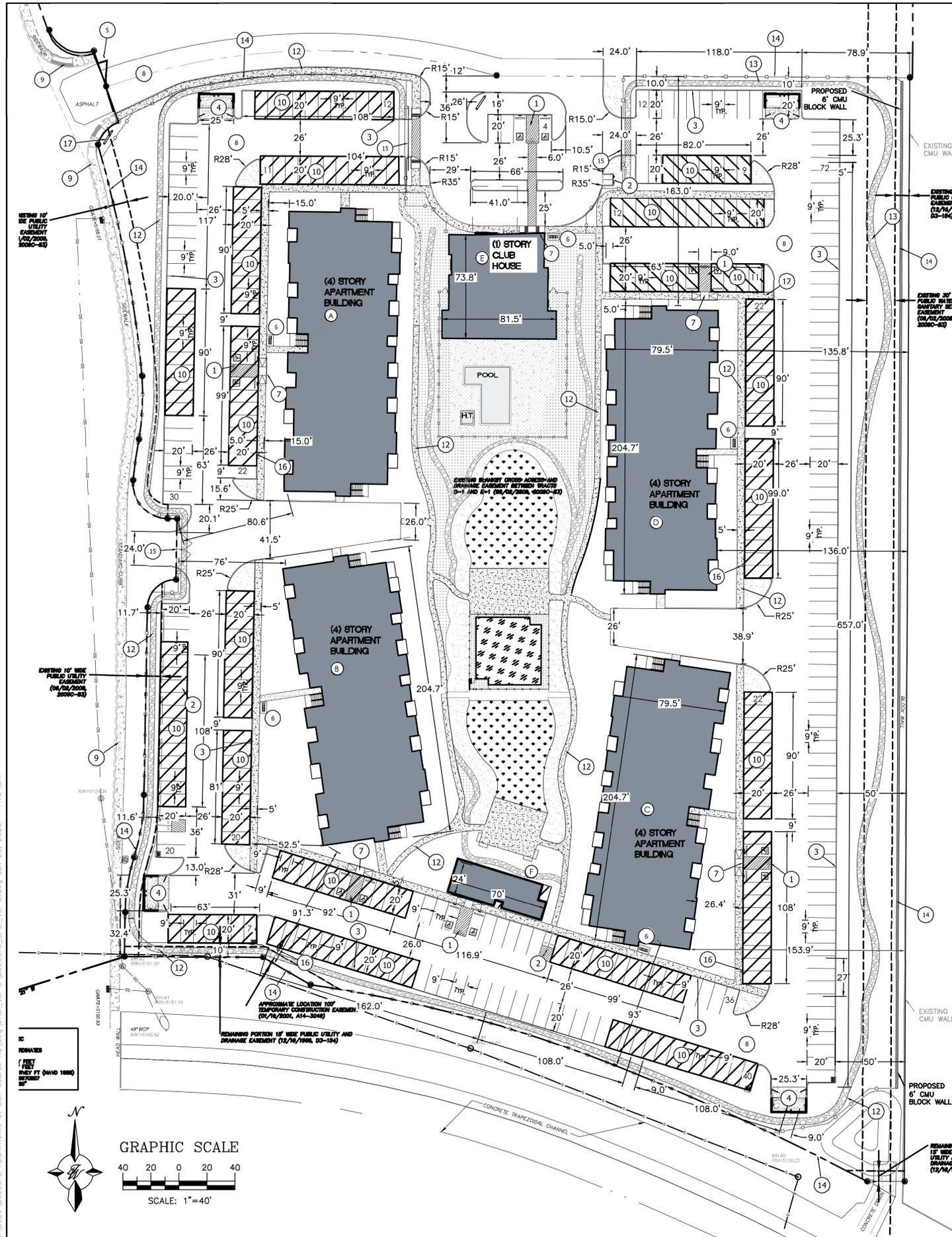
MCCORMACK DANIEL J & VICTORIA M
10919 CARRETA DR NW
ALBUQUERQUE NM 87114-6504

VIOLA STEPHEN W & KAREN C
11001 CARETA DR NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

LOPEZ DAVID M & CASSANDRA F
11008 CARETA DR NW
ALBUQUERQUE NM 87114



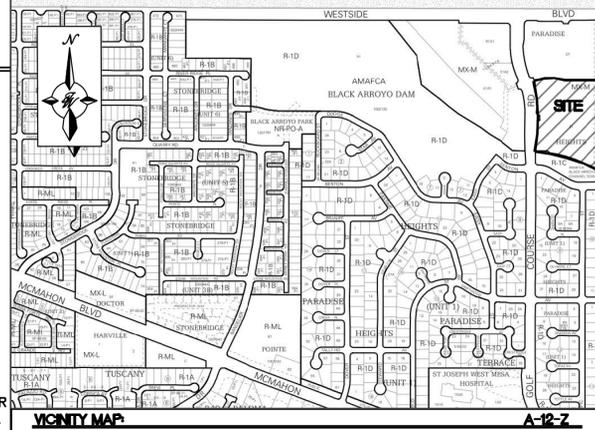


KEYED NOTES

- 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.)

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - SIDEWALK
- - - SCREEN WALL
- - - RETAINING WALL
- ☀ STREET LIGHTS
- - - LANE
- - - STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING SIDEWALK
- - - EXISTING LANE
- - - EXISTING STRIPING



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

FOUR STORY BUILDING APARTMENT UNIT MIX AREAS

BUILDING 'A'	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL SF. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 1ST FLOOR AREA
1ST FLOOR AREA	STUDIO	478 SF.	22 SF.	64 SF.	N/A	(2) STUDIOS	654 SF. ± 2 = 1,308 SF.	1747 SF.	50 SF.	61 SF.	71 SF.	13,028 SF.
	ONE BEDROOM	778 SF.	22 SF.	77 SF.	N/A	(8) ONE BEDROOMS	880 SF. ± 6 = 5,280 SF.					
	TWO BEDROOM	1278 SF.	22 SF.	72 SF.	74 SF.	(2) TWO BEDROOMS	1278 SF. ± 3 = 3,889 SF.					
	TWO BRRM. W/ DEN	1278 SF.	22 SF.	69 SF.	74 SF.	(2) TWO BRRM. W/ DEN	1340 SF. ± 2 = 2,680 SF.					
TOTAL					12 APARTMENTS	13,028 SF.						
2ND FLOOR AREA	STUDIO	478 SF.	22 SF.	64 SF.	N/A	(2) STUDIOS	654 SF. ± 2 = 1,308 SF.	1747 SF.	N/A	N/A	N/A	14,897 SF.
	ONE BEDROOM	778 SF.	22 SF.	77 SF.	N/A	(8) ONE BEDROOMS	880 SF. ± 6 = 5,280 SF.					
	TWO BEDROOM	1278 SF.	22 SF.	72 SF.	74 SF.	(2) TWO BEDROOMS	1278 SF. ± 3 = 3,889 SF.					
	TWO BRRM. W/ DEN	1278 SF.	22 SF.	69 SF.	74 SF.	(2) TWO BRRM. W/ DEN	1340 SF. ± 2 = 2,680 SF.					
TOTAL					12 APARTMENTS	13,028 SF.						
3RD FLOOR AREA	STUDIO	478 SF.	22 SF.	64 SF.	N/A	(2) STUDIOS	654 SF. ± 2 = 1,308 SF.	1747 SF.	N/A	N/A	N/A	14,897 SF.
	ONE BEDROOM	778 SF.	22 SF.	77 SF.	N/A	(8) ONE BEDROOMS	880 SF. ± 6 = 5,280 SF.					
	TWO BEDROOM	1278 SF.	22 SF.	72 SF.	74 SF.	(2) TWO BEDROOMS	1278 SF. ± 3 = 3,889 SF.					
	TWO BRRM. W/ DEN	1278 SF.	22 SF.	69 SF.	74 SF.	(2) TWO BRRM. W/ DEN	1340 SF. ± 2 = 2,680 SF.					
TOTAL					12 APARTMENTS	13,028 SF.						
4TH FLOOR AREA	STUDIO	478 SF.	22 SF.	64 SF.	N/A	(2) STUDIOS	654 SF. ± 2 = 1,308 SF.	1747 SF.	N/A	N/A	N/A	14,897 SF.
	ONE BEDROOM	778 SF.	22 SF.	77 SF.	N/A	(8) ONE BEDROOMS	880 SF. ± 6 = 5,280 SF.					
	TWO BEDROOM	1278 SF.	22 SF.	72 SF.	74 SF.	(2) TWO BEDROOMS	1278 SF. ± 3 = 3,889 SF.					
	TWO BRRM. W/ DEN	1278 SF.	22 SF.	69 SF.	74 SF.	(2) TWO BRRM. W/ DEN	1340 SF. ± 2 = 2,680 SF.					
TOTAL					12 APARTMENTS	13,028 SF.						
TOTAL BUILDING 'A' APARTMENTS UNITS 12												
TOTAL BUILDING 'A' 1ST, 2ND, 3RD AND 4TH FLOOR AREA: 60,716 SF.												
TOTAL BUILDING 'A' ROOF AREA: 13,028 SF.												
TOTAL BUILDING 'A', 'B', 'C' AND 'D' AREA: 60,716 SF. ± 4 = 238,864 SF.												

BUILDING AREAS
APARTMENT BUILDINGS (4 STORIES EA.)
 BUILDING 'A' AREA: 59,716 SF. (52 APARTMENT UNITS)
 BUILDING 'B' AREA: 59,716 SF. (52 APARTMENT UNITS)
 BUILDING 'C' AREA: 59,716 SF. (52 APARTMENT UNITS)
 BUILDING 'D' AREA: 59,716 SF. (52 APARTMENT UNITS)
TOTAL AREA: 238,864 SF. (208 TOTAL APARTMENTS)

CLUB HOUSE BUILDING 'E' (1 STORY)
 CLUB HOUSE AREA: 5,000 SF.
 PORTE COCHERE AREA: 1,400 SF.
TOTAL AREA: 6,400 SF.

BUILDING 'F' (1 STORY)
 AREA: 1,680 SF.

TOTAL BUILDING AREA: 247,044 SF.

TOTAL CARPORT AREA: 37,417 SF.

PARKING REQUIRED PER THE IDO
 DWELLING, MULTI-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:
 BUILDING 'A': 52 SPACES
 BUILDING 'B': 52 SPACES
 BUILDING 'C': 52 SPACES
 BUILDING 'D': 52 SPACES
TOTAL CARPORT PARKING SPACES = 208

REGULAR PARKING SPACES - 155
ACCESSIBLE PARKING SPACES - 12 (2 VAN)

TOTAL PARKING SPACES PROVIDED = 375

PROVIDED MOTORCYCLE SPACES - 6 SPACES
PROVIDED BICYCLE SPACES - 32 (4X7 STANDS + 1X4)
ELECTRIC CHARGING STATIONS PROVIDED = 8

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. CONSTRUCTION DETAILS
 - C5. CONSTRUCTION DETAILS
 - C6. CONSTRUCTION DETAILS
 - C7. CONSTRUCTION DETAILS
 - B1. BUILDING ELEVATIONS
 - L1. LANDSCAPING PLAN

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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 DRG 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 SIGNOFF APPROVAL:

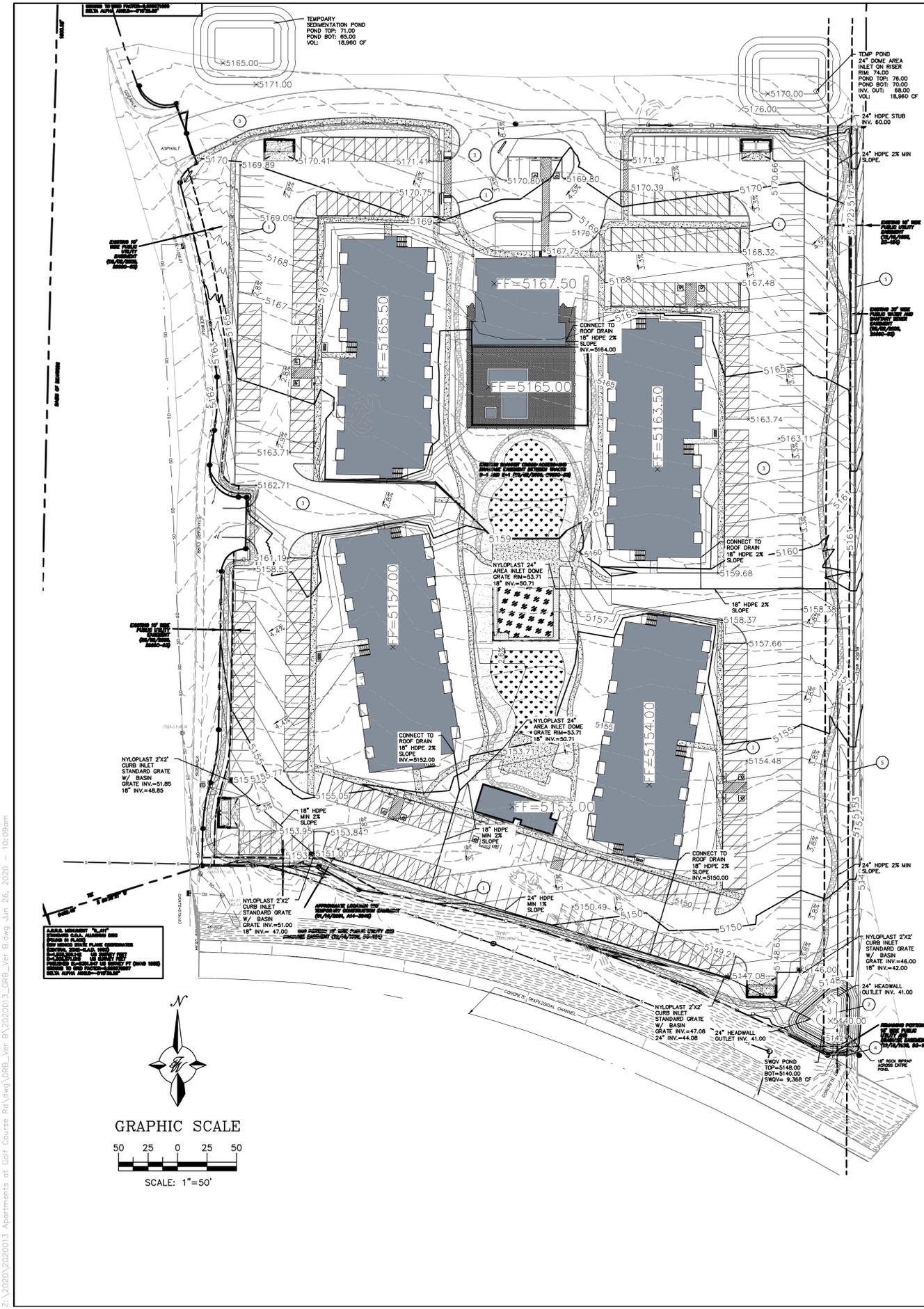
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

PRELIMINARY - NOT FOR CONSTRUCTION

	WINTERGREEN LUXURY APARTMENTS	DRAWN BY
	GOLF COURSE RD NE	BF
	SITE PLAN_VER B	DATE
		6/26/2020
		2020013_SPB_VER B
		SHEET #
		C1
		JOB #
		2020013

Z:\2020\2020013_Apartments at Golf Course Rd\Drawings\DRG_Ver_B\2020013_SPB_Ver_B.dwg, Jun 26, 2020, - 11:24am



NOTICE TO CONTRACTORS

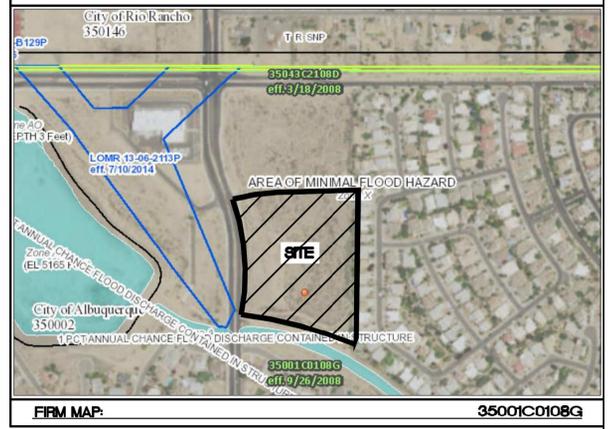
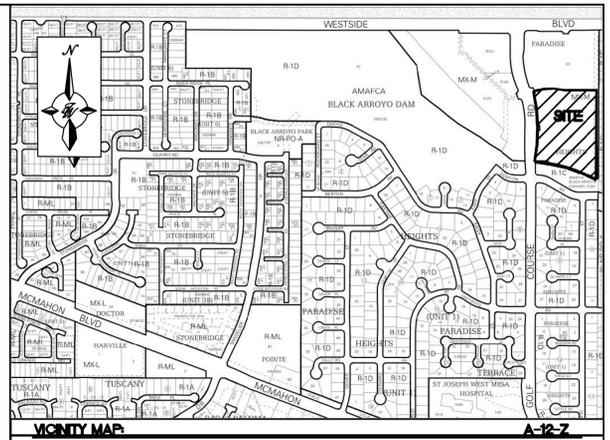
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR 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%	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%	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	0.000	0.000	0.000	0.603	21.23		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	0%	0.000	100%	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*Ad
 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 = ΣArea in "Treatment D"
 Retention depth = 0.42" Per DPM Pg. 272
 Retention Volume = 0.035 x Area
 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

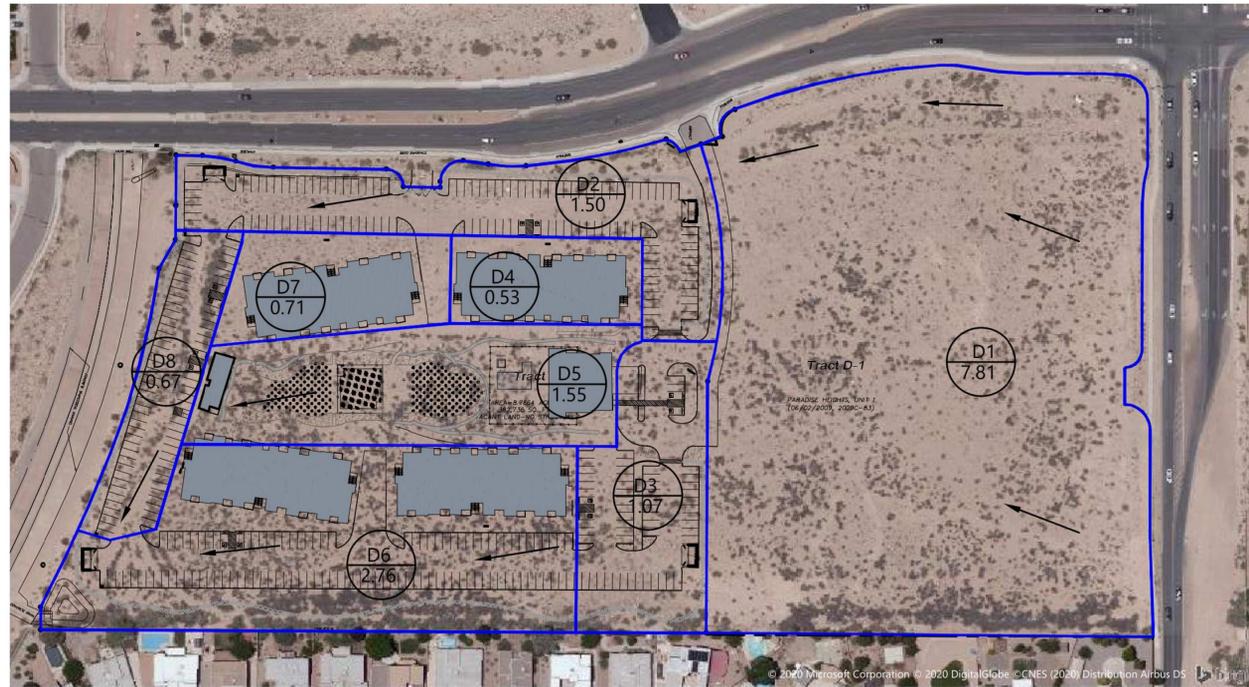
ENGINEER'S SEAL: RONALD R. BOHANNAN, NEW MEXICO PROFESSIONAL ENGINEER, 7868, 6/26/2020

WINTERGREEN LUXURY APARTMENTS
 GOLF COURSE RD NE
CONCEPTUAL GRADING & DRAINAGE PLAN

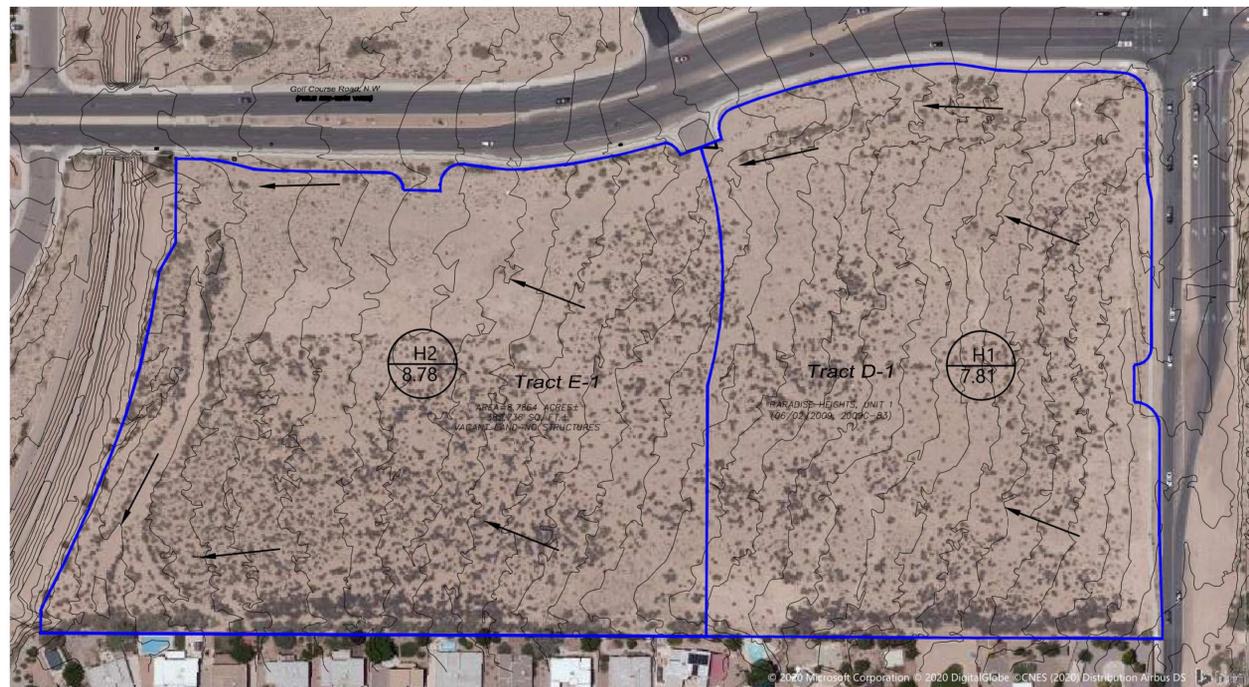
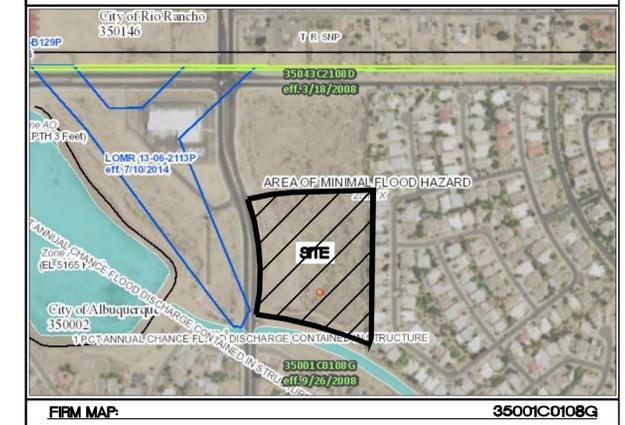
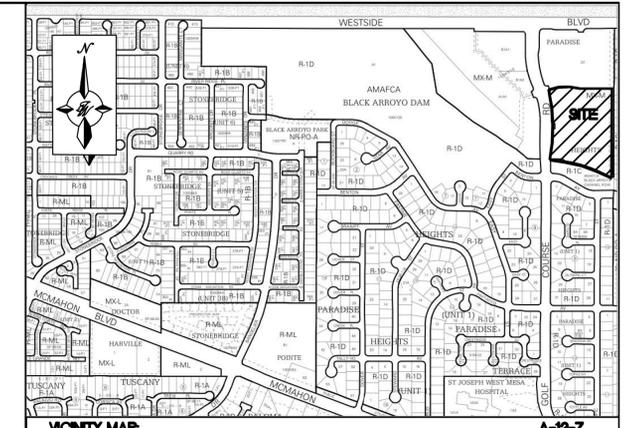
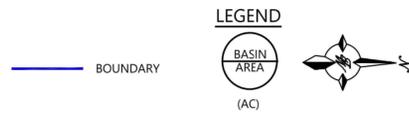
TIERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com

DRAWN BY: BF
 DATE: 6/26/2020
 PROJECT: 2020013_GRB_VER B
 SHEET #: **C2**
 JOB #: 2020013

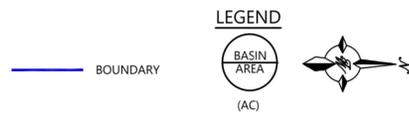
Z:\2020\2020013_Apartments at Golf Course (R\J\J\GRB_Ver_B)\2020013_GRB_Ver_B.dwg Jun 26, 2020 - 10:09am



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



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



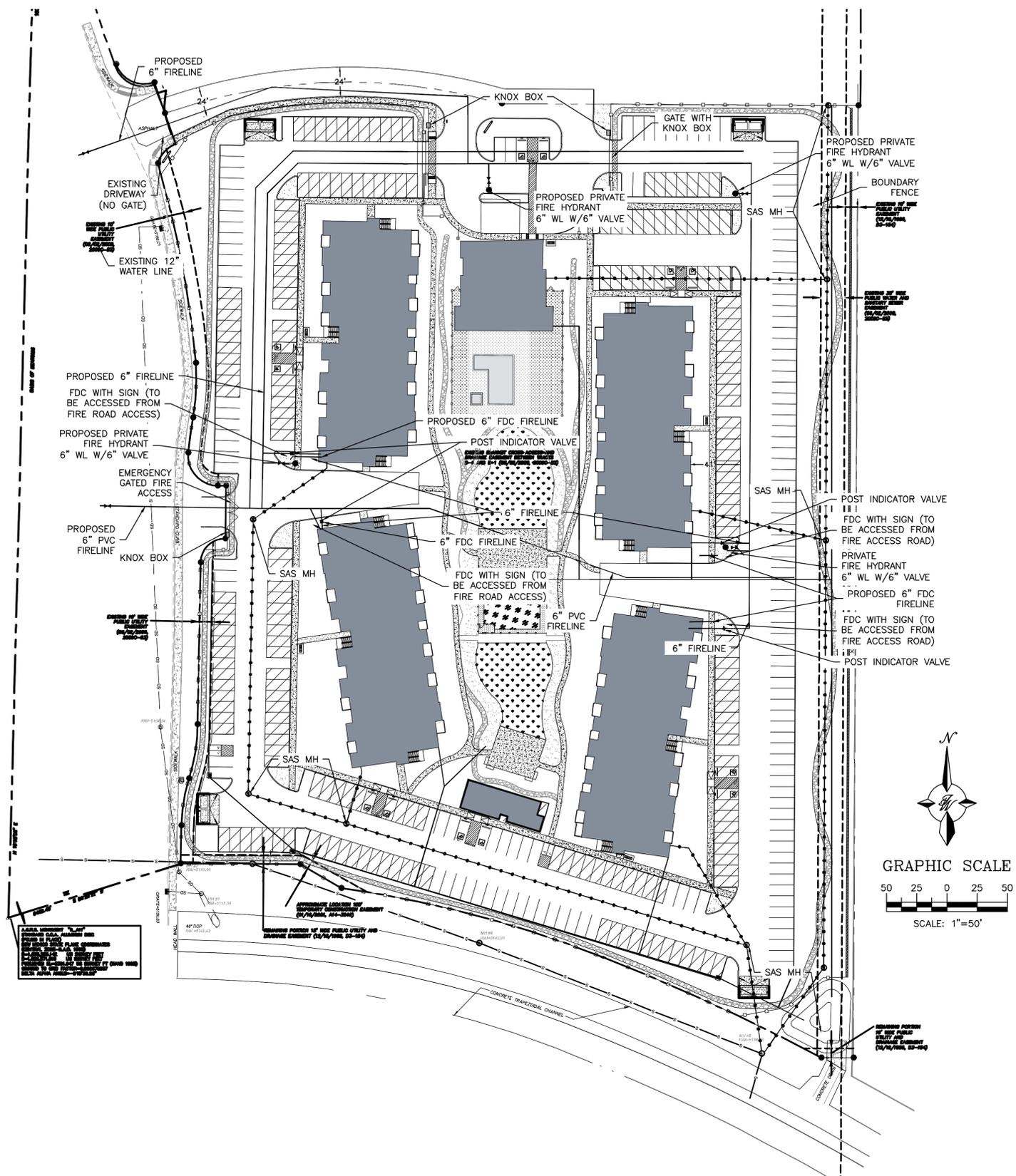
Pipe Number	D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)
1	30	2.00	4.91	0.625	58.16
2	30	1.00	4.91	0.625	41.13
3	24	2.00	3.14	0.500	32.08
4	24	1.00	3.14	0.500	22.68
5	18	2.00	1.77	0.375	14.90
6	18	1.00	1.77	0.375	10.53

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 Rd\Drawings\DRB_Ver_B\2020013_GRB_Ver_B.dwg Jun 26, 2020 - 10:10am

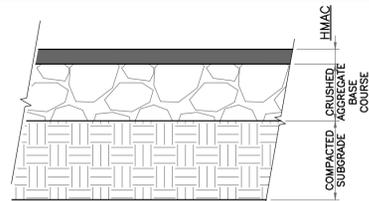
PRELIMINARY - NOT FOR CONSTRUCTION

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

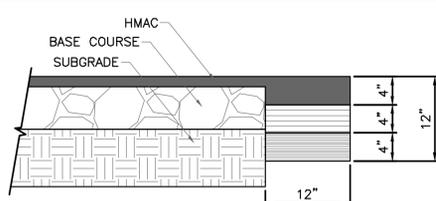


Z:\2020\2020013_Apartments at Golf Course RA\dwg\DRB_Ver_B\2020013_MUB_Ver_B.dwg, Jun 26, 2020 - 11:33am

PRELIMINARY - NOT FOR CONSTRUCTION		
ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS	DRAWN BY BF
	GOLF COURSE RD NE	DATE 6/26/2020
	CONCEPT MASTER UTILITY PLAN	2020013_MUB_VER B
		SHEET # C3
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com
RONALD R. BOHANNAN P.E. #7868		JOB # 2020013



PAVEMENT SECTION DETAIL
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

PAVEMENT NOTES

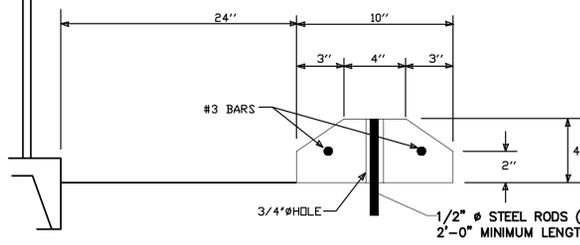
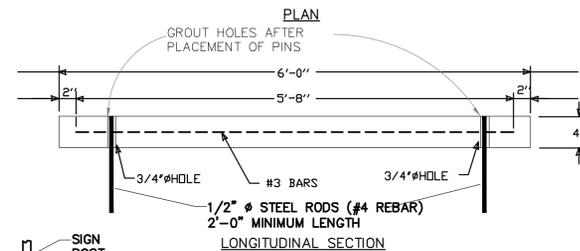
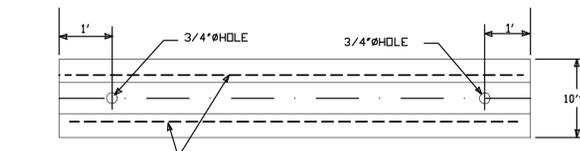
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. 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

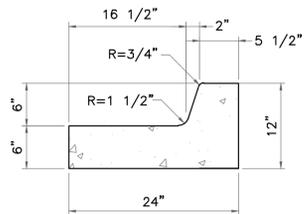
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

NOTE:

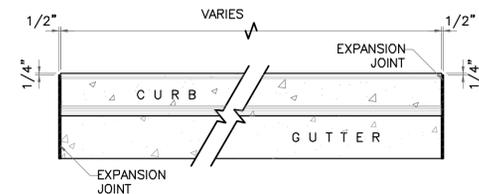
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



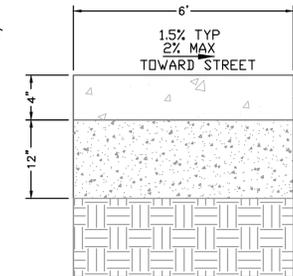
WHEEL STOP



END SECTION

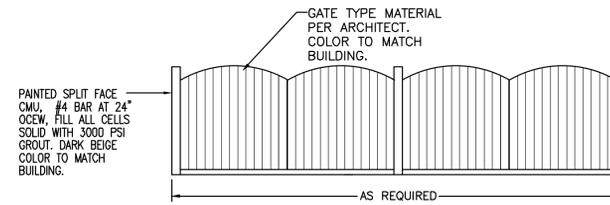


PLAN VIEW

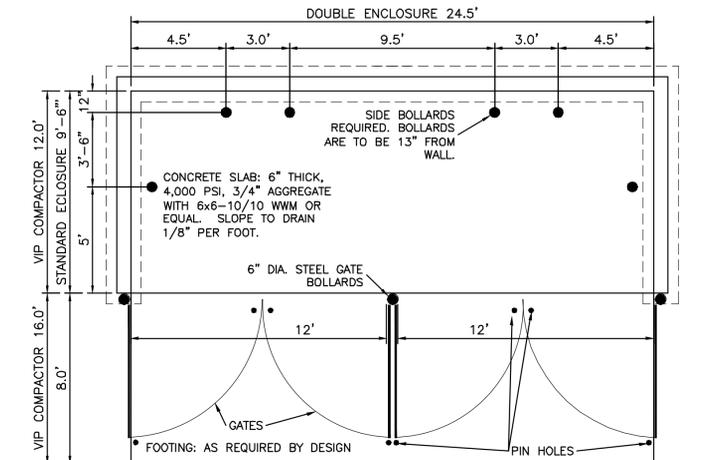


CONCRETE SIDEWALK SECTION

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

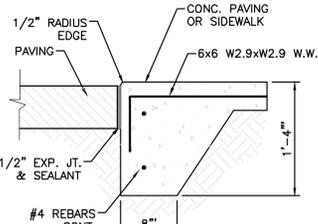
NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

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

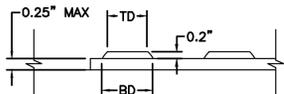
SCALE: 1"=1'



ZERO CURB

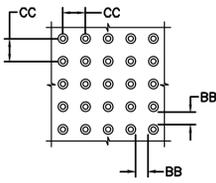
NOTES:

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



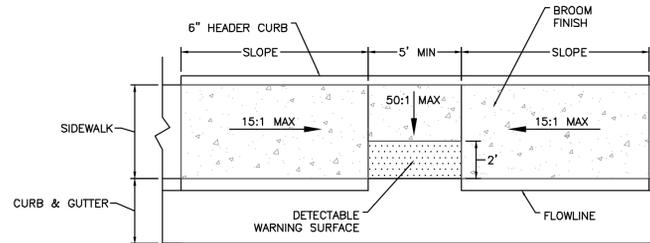
DOME SECTION

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

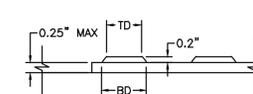


DOME SPACING

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

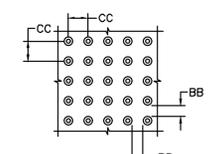


PARALLEL CURB HC RAMP
NOT TO SCALE

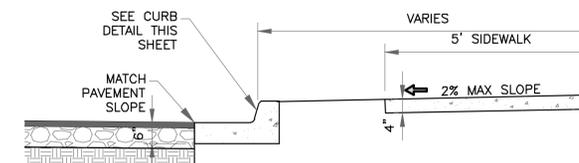


DOME SECTION

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

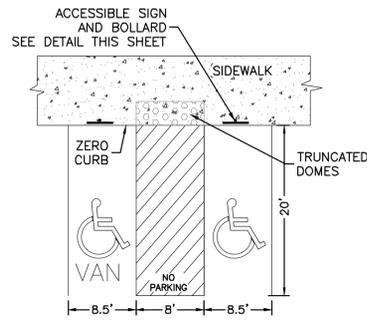


NOTES:

- 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.

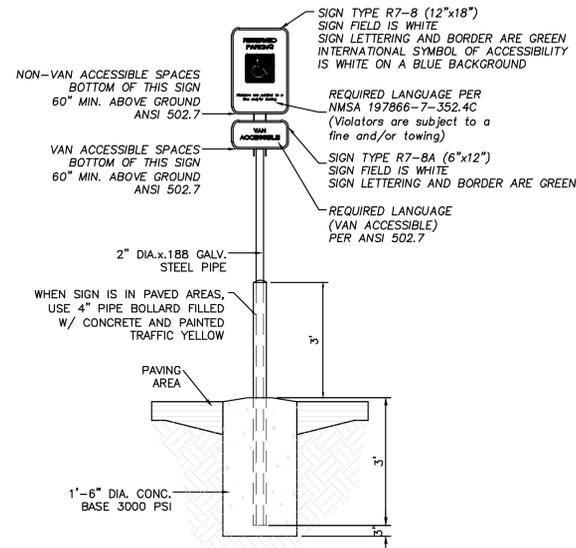
PRELIMINARY - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BF DATE 6/26/2020 2020013_DTB_VER B
	CONSTRUCTION DETAILS SHEET # C4 JOB # 2020013	

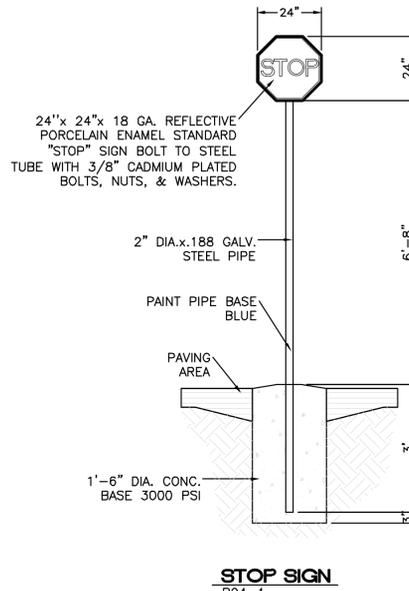


- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be 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

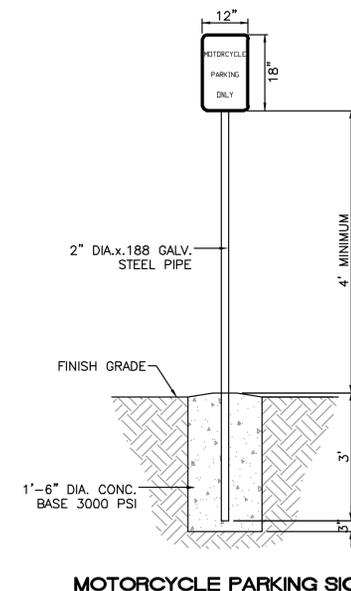
HC PARKING DETAIL
NTS



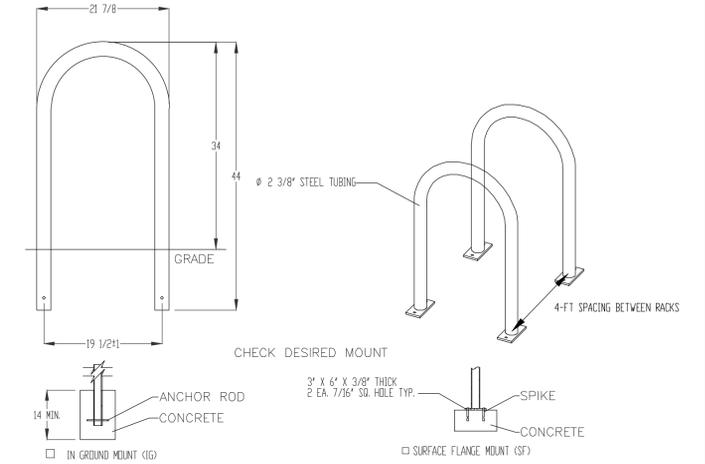
ACCESSIBLE PARKING SIGN
NTS



STOP SIGN
R24-1



MOTORCYCLE PARKING SIGN
NTS



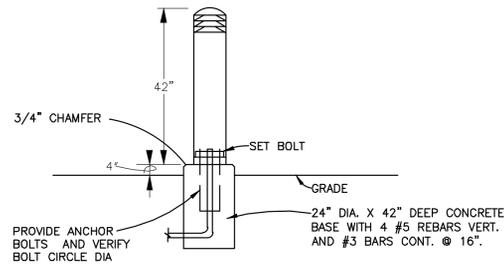
PRODUCT: 1238-1G5F
DESCRIPTION: 1) BIKE RACK
2) BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC
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- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

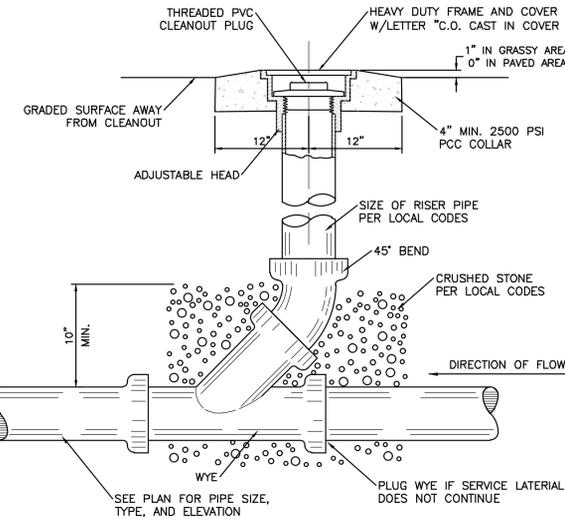
BIKE RACK DETAIL
SCALE NONE

GENERAL NOTES:

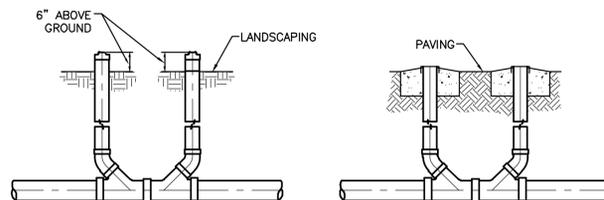
1. 1-FT CLEAR ZONE AROUND BICYCLE RACK SHALL BE PROVIDED
2. SPACE RACKS 4-FT APART
3. NUMBER OF RACKS LISTED ON PLAN
4. RACKS SHALL BE A MINIMUM OF 30 INCHES TALL AND 18 INCHES WIDE
5. BICYCLE RACKS SHALL BE ANCHORED TO THE CONCRETE PAD
6. BICYCLE PARKING SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET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



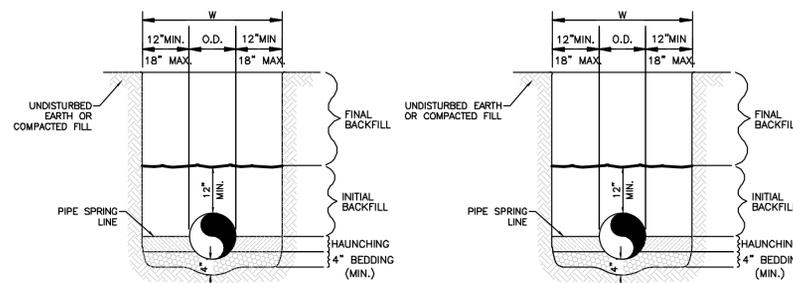
BOLLARD LIGHT FIXTURE DIAGRAM
NTS



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



WATER LINE

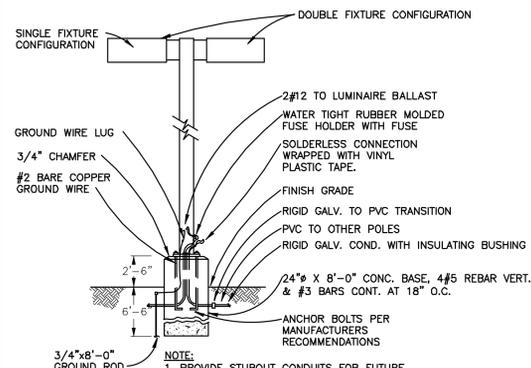
SANITARY SEWER

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

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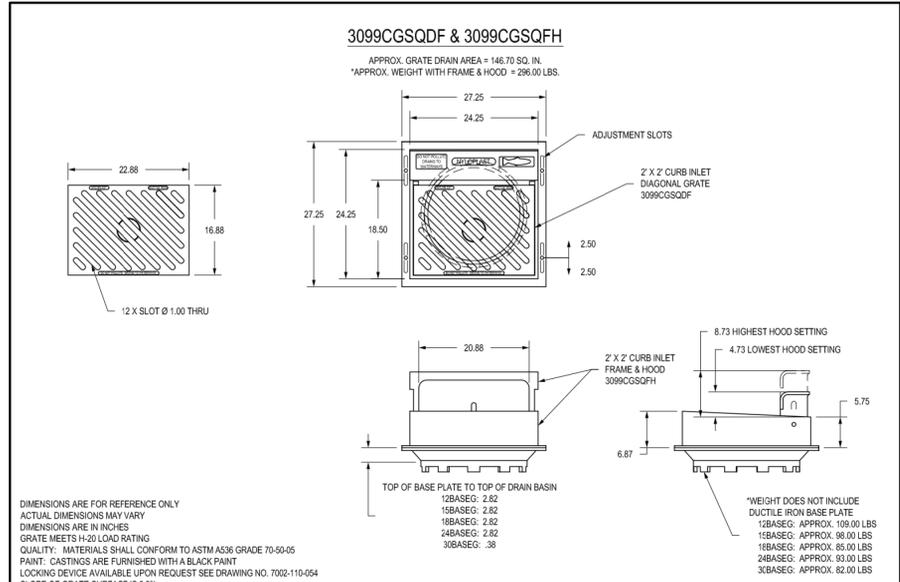
PARKING LOT LIGHTING FIXTURE
NO SCALE

LIGHT POLE DETAIL
NTS

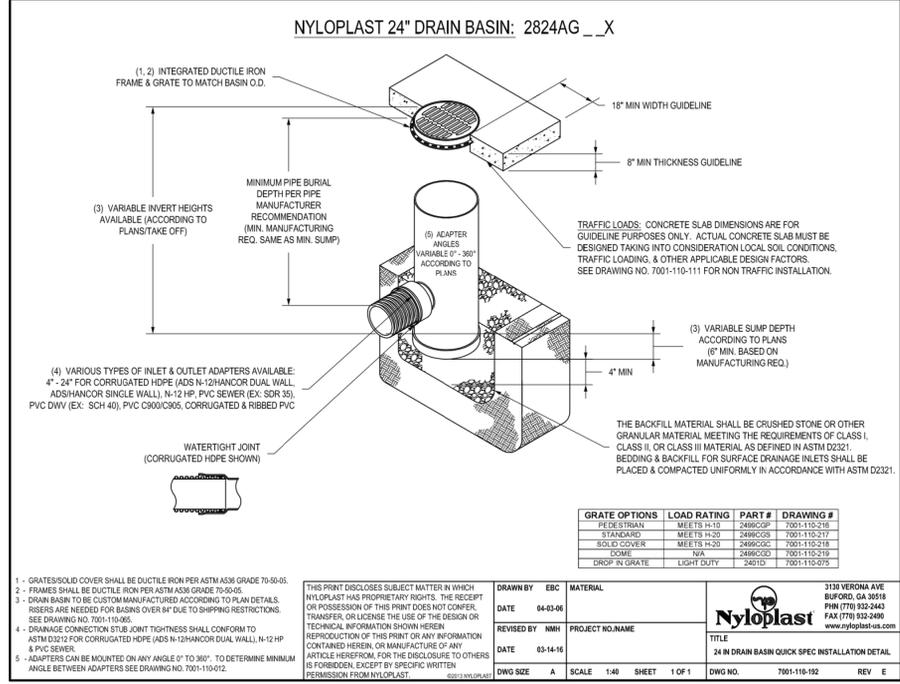
- NOTE:**
1. LIGHTING SHALL COMPLY WITH ZONING CODE §14-16-3-9.
 2. HEIGHT LIMITED TO 16'.

PRELIMINARY - NOT FOR CONSTRUCTION		
	WINTERGREEN LUXURY APARTMENTS GOLF COURSE RD NE CONSTRUCTION DETAILS	DRAWN BY BF DATE 6/26/2020 2020013_DTB_VER B
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C5 JOB # 2020013

Z:\2020\2020013 Apartments at Golf Course (P4) (DWG) (REV) (2020013.DTB) Ver. B.dwg Jun 26, 2020 - 11:25am



DATE	BY	DESCRIPTION
02-24-09	CC	DESIGN
09-05-13	CC	REVISED

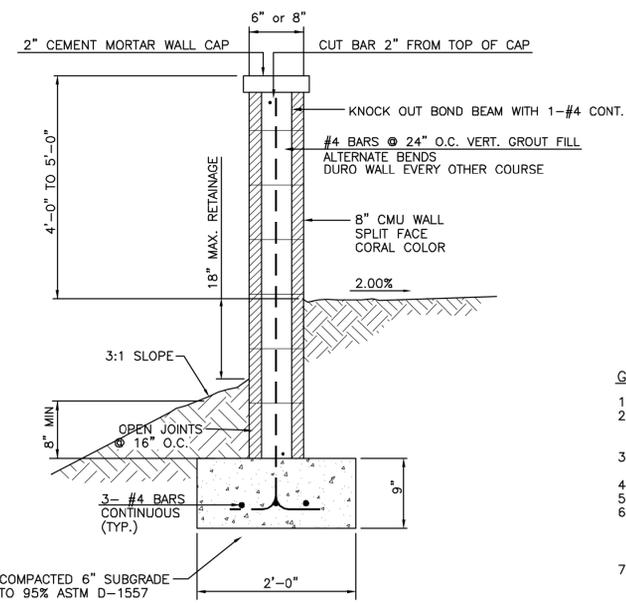


DATE	BY	DESCRIPTION
04-03-09	CC	DESIGN
03-16-16	NH	REVISED

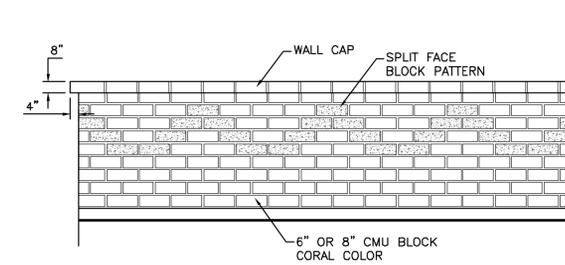
BODY SIZE	ADAPTER SIZE	A	B	C
8"	4"	6.20	7.50	3.82
8"	6"	6.20	5.25	4.21
8"	8"	6.70	7.25	5.34
10"	4"	7.25	8.75	3.82
10"	6"	7.25	6.75	4.21
10"	8"	7.75	8.50	5.24
10"	10"	7.75	7.75	6.08
12"	4"	8.25	10.50	3.82
12"	6"	8.25	11.50	4.21
12"	8"	8.75	11.50	5.24
12"	10"	8.75	11.25	6.08
12"	12"	9.25	6.00	6.45
15"	4"	9.65	13.25	3.82
15"	6"	9.65	12.75	4.21
15"	8"	10.15	12.25	5.24
15"	10"	10.15	13.50	6.08
15"	12"	10.65	12.75	6.45
15"	15"	10.65	7.50	7.19
18"	4"	11.35	14.00	3.82
18"	6"	11.35	14.00	4.21
18"	8"	11.85	14.00	5.24
18"	10"	11.85	14.00	6.08
18"	12"	12.35	14.00	6.45
18"	15"	12.35	13.50	7.19
18"	18"	12.85	8.25	8.39
24"	4"	14.40	15.00	3.82
24"	6"	14.40	15.00	4.21
24"	8"	14.90	15.00	5.24
24"	10"	14.90	15.00	6.08
24"	12"	15.40	15.00	6.45
24"	15"	15.40	15.00	7.19
24"	18"	15.90	10.00	8.39
24"	24"	16.90	10.25	10.05
30"	4"	18.00	15.25	3.82
30"	6"	18.00	15.50	4.21
30"	8"	18.50	15.75	5.24
30"	10"	18.50	16.00	6.08
30"	12"	19.00	16.50	6.45
30"	15"	19.00	17.00	7.19
30"	18"	19.50	17.75	8.39
30"	24"	20.50	14.00	10.05
30"	30"	27.00	9.50	12.85

DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES. 'C' DIMENSIONS ARE FOR ADS N-12/HANCOR DUAL WALL CONTACT ENGINEERING FOR BELL INFORMATION NOT LISTED.

DATE	BY	DESCRIPTION
09-30-09	CC	DESIGN
09-09-13	CC	REVISED

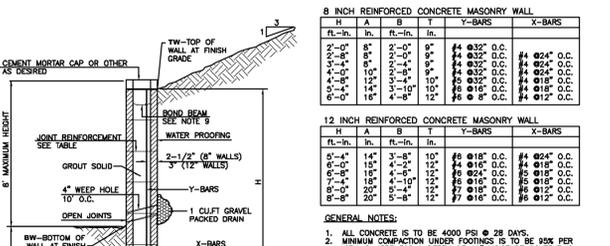


SCREEN WALL SECTION NTS



SCREEN WALL ELEVATION NTS

- GENERAL NOTES:
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



RETAINING WALL DETAIL NTS

H	A	B	T	Y-BARS	X-BARS
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.

GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
- PROVE FOR 8" AND 12" WALLS WHERE H EXCEEDS 4'-0" USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

PRELIMINARY - NOT FOR CONSTRUCTION

ENGINEER'S SEAL: RONALD R. BOHANNAN, NEW MEXICO PROFESSIONAL ENGINEER, 7868

WINTERGREEN LUXURY APARTMENTS, GOLF COURSE RD NE, ALBUQUERQUE, NM 87109

CONSTRUCTION DETAILS

DATE: 6/26/2020

2020013_DTB_VER 01

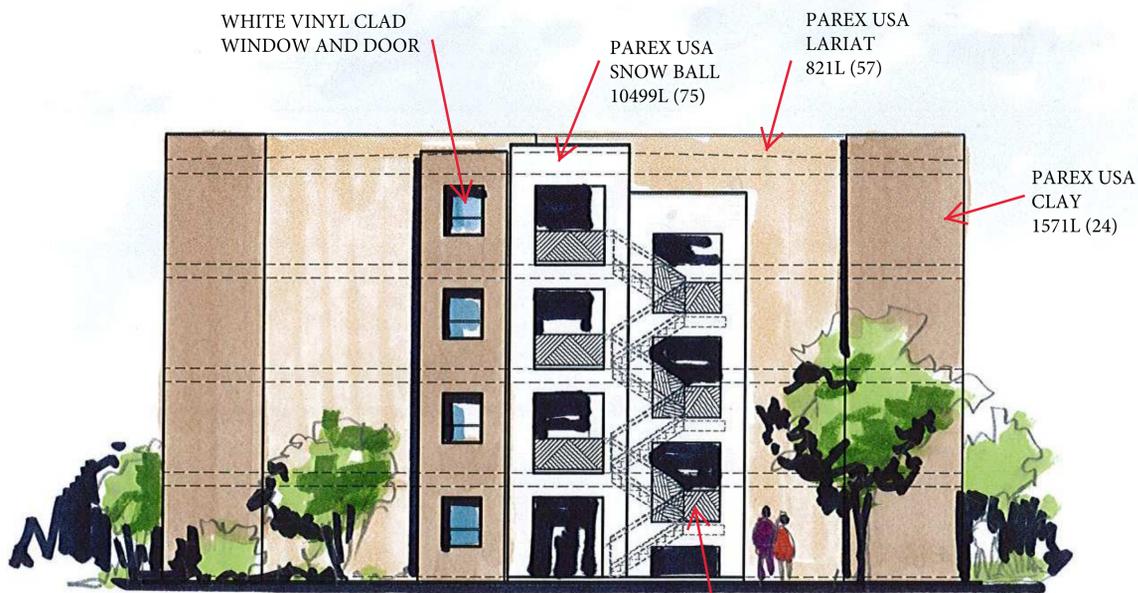
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TIERRA WEST, LLC, 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109, (505) 858-3100, www.tierrawestllc.com

JOB # 2020013



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



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

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

REVISION DATE

DATE 05-19-2020
SHEET NUMBER A-5.0



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

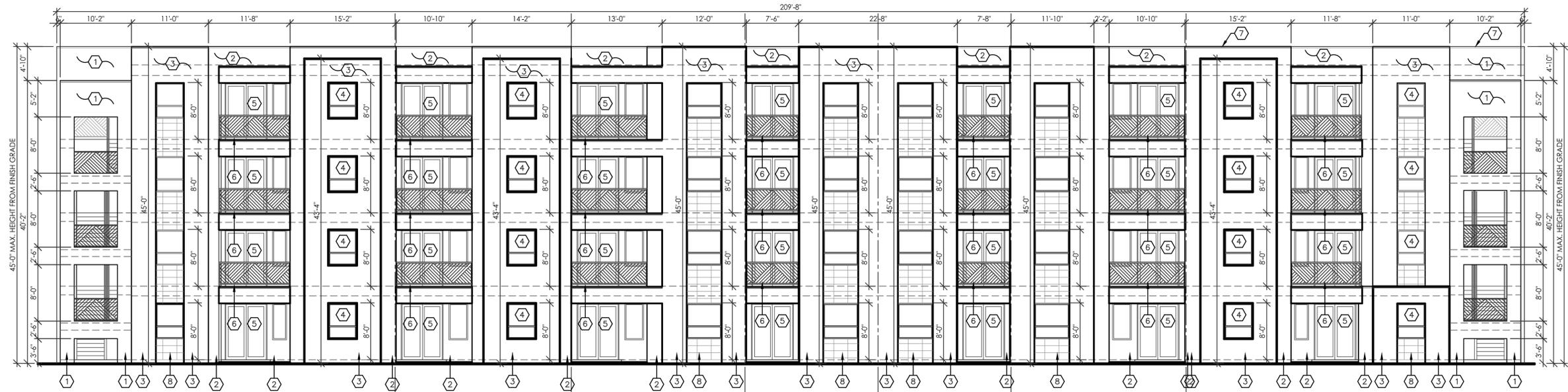
PAREX USA
SNOW BALL
10499L (75)



PAREX USA
SNOW BALL
10499L (75)

PAREX USA
LARIAT
821L (57)

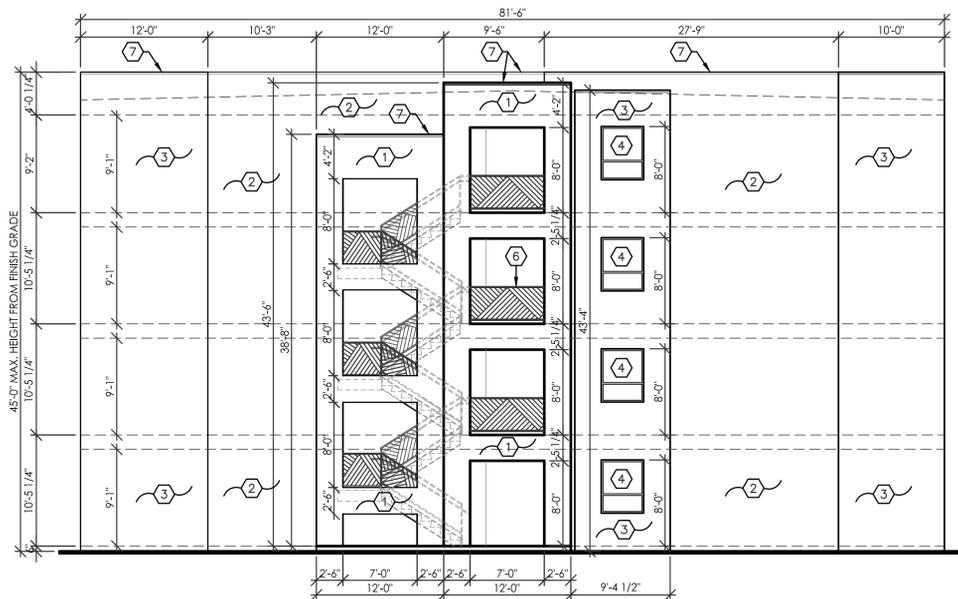
PAREX USA
CLAY
1571L (24)



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



- 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, 151L (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.



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

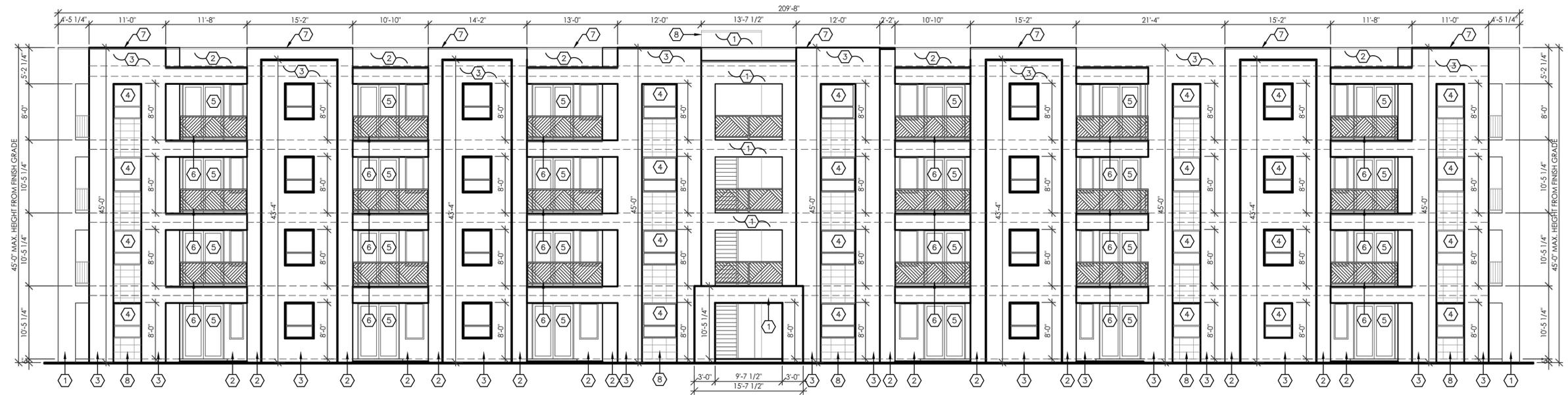


WINTERGREEN LUXURY APARTMENTS
BUILDING A, B, C AND D ELEVATIONS

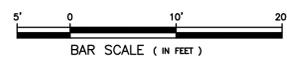
ALBUQUERQUE, NM
PROJECT #2020-05

REVISION DATE

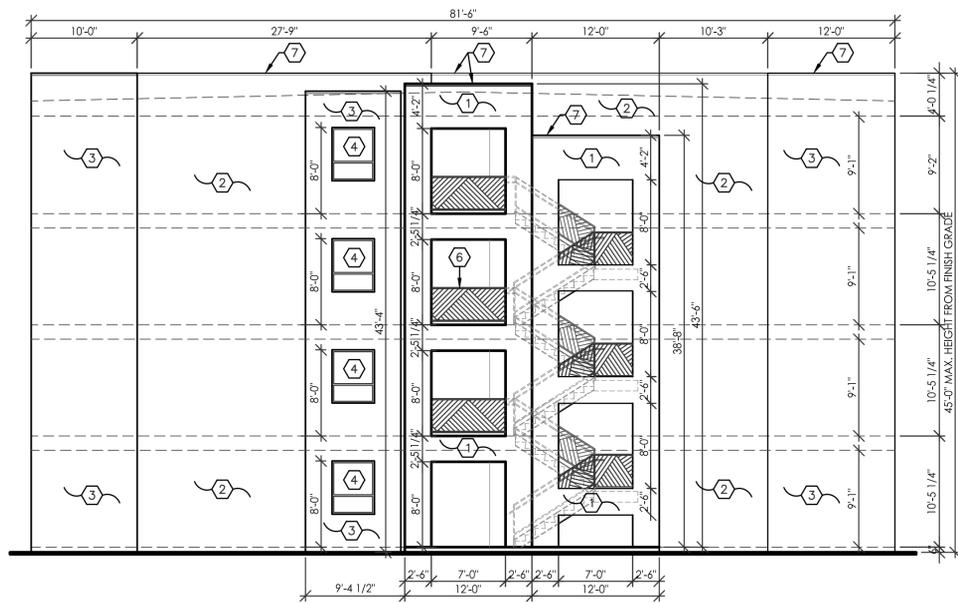
DATE 06-26-2020
SHEET NUMBER A-5.1



4 TYPICAL FRONT 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, 131L (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.



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



REVISION DATE

DATE 06-26-2020
SHEET NUMBER A-5.0

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	SIZE (MATURE HxW)	WATER USE	COVER (EA.)	TOTAL
Trees							
9	2"	Cal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	8100
42	2"	Trunks w/ 2" Combined Cal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	26750
20	2"	Trunks w/ 2" Combined Cal	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	4500
13	2"	Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	26325
12	2"	Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	19200
40	6"	Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	25000
11	2"	Cal	Chinese Pistache <i>Fatouha chinensis</i>	40' x 30'	M	900	15300
16	2"	Cal	Aliso Elm <i>Ulmus parvifolia 'Eter II'</i>	40' x 40'	L+	1600	25600
20	2"	Trunks w/ 2" Combined Cal	Chestnut Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	8000
						Total Tree Coverage:	15875
Shrubs & Groundcovers							
26	9 Gal		Blue Mist Spruce <i>Caryopteris x clandonensis</i>	3' x 3'	L+	9	234
53	9 Gal		Curl-Leaf Fountain Manzanita <i>Cercocarpus ledifolius</i>	15' x 15'	L+	225	1925
12	9 Gal		Parley Colonnaster <i>Colonnaster palmay (C. lacteus)</i>	8' x 10'	M	100	1200
41	9 Gal		Socot <i>Dasylium wheeleri</i>	5' x 5'	RW	25	115
165	9 Gal		Turpentine Bush <i>Ericameria laetifolia</i>	3' x 3'	L+	9	1485
22	9 Gal		Manzanita Eucymus <i>Eucymus klatschovius</i>	6' x 6'	M+	36	792
99	9 Gal		Apache Pine <i>Pinus ponderosa</i>	6' x 7'	L+	49	791
39	9 Gal		Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	L+	9	931
12	9 Gal		Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1200
79	9 Gal		Blue Holly <i>Ilex x nana-variegata</i>	7' x 5'	M+	25	715
51	9 Gal		Spartan Juniper <i>Juniperus chinensis 'Spartan'</i>	15' x 6'	L+	36	2052
54	9 Gal		Buffalo Juniper <i>Juniperus sibirica 'Buffalo'</i>	7' x 8'	L+	64	3496
14	9 Gal		Morning Light Maidengrass <i>Panicum spensianum var.</i>	5' x 5'	M	25	1850
81	9 Gal		Deer Grass <i>Panicum rigens</i>	4' x 4'	L+	16	1296
78	9 Gal		Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	2808
75	9 Gal		Suitgrass <i>Festuca virgata</i>	4' x 4'	M	16	1200
80	9 Gal		Potentilla <i>Potentilla fruticosa (Dasyphora ?)</i>	3' x 3'	M	9	720
39	9 Gal		Three-Leaf Sassafras <i>Rhus trilobata</i>	6' x 6'	L+	36	1404
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
						Total Shrub Coverage:	41051
Vines							
48	9 Gal		Hill's Honeyuckie <i>Lonicera japonica Hilliana</i>	2' x 12'	M	144	692
22	9 Gal		Lady Banks Rose <i>Rosa banksiae</i>	2' x 12'	L+	144	3168
						Total Vine Coverage:	41051

SYMB.	QTY	TYPE
112	EA	Boulders (2-3c)
To be placed at contractor's discretion		
5650	SF	Cruiser Fines Over Aggregate Basecourse
95260	SF	Landscape Gravel A with Filter Fabric 1/2" Brown Gravel
4325	SF	Landscape Gravel B with Filter Fabric 1" Astrolo Gravel
6440	SF	Over-size Landscape Gravel / No Filter Fabric 2-4" Blue Sea's Fractured Cobble/RipRap
1160	SF	Parkland Sod Pop-Up Irrigation
24075	SF	Native Seed Area Weed-free 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		
Stormwater Management Depression		
Site Furnishings Benches, Tables, Trash Receptacles		
144030	SF	Total Landscape

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.
- SCARIFY 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 16" WIDE COBBLE BERRY AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.

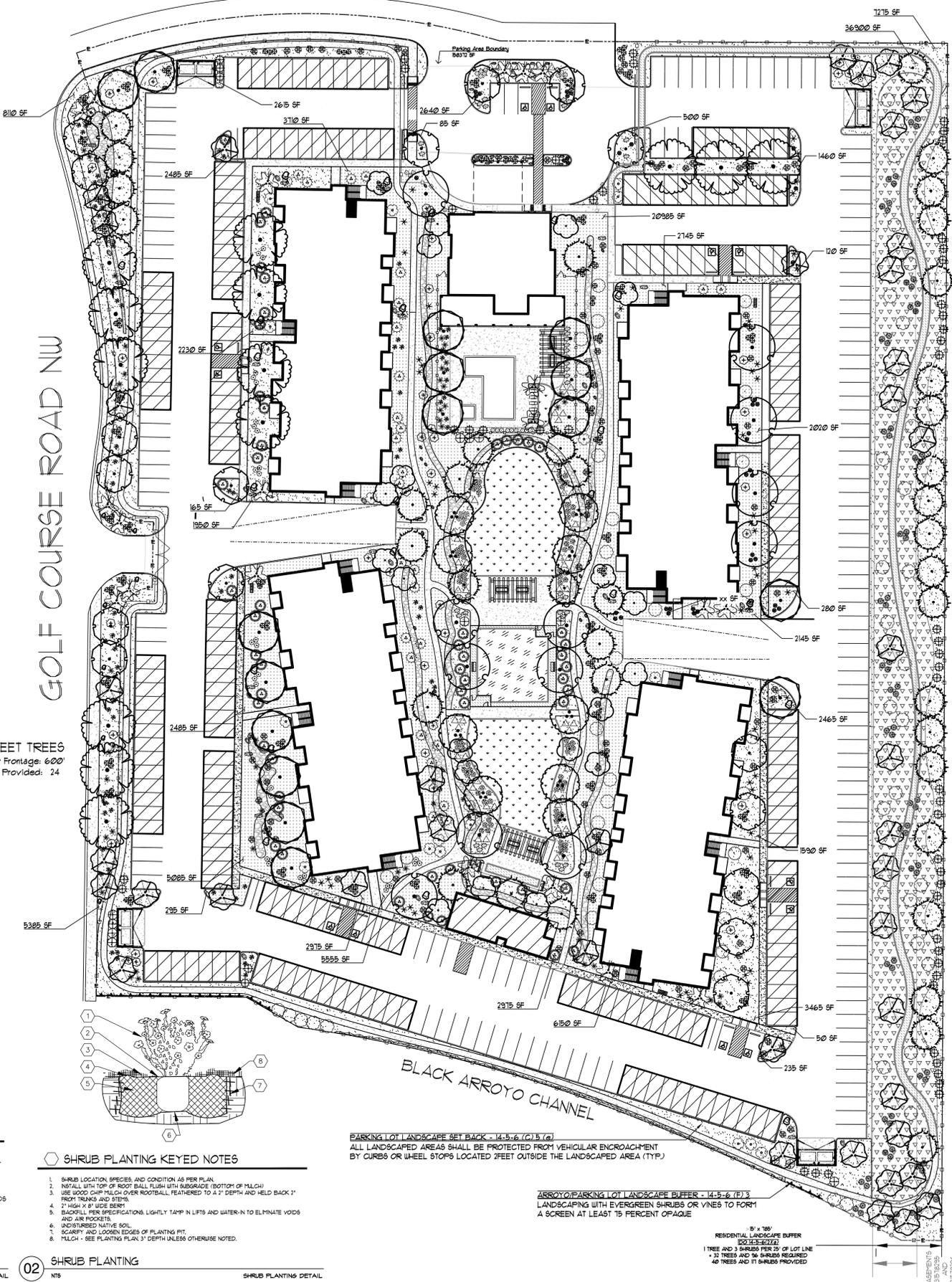
01 TREE PLANTING
NTS TREE PLANTING DETAIL

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.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

02 SHRUB PLANTING
NTS SHRUB PLANTING DETAIL

STREET TREES
Linear Frontage: 600'
Trees Provided: 24



PARKING LOT LANDSCAPE SET BACK - 14-5-6 (C15.7g)
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
(C11.3-3.072)
1 TREE AND 3 SHRUBS PER SF OF LOT LINE
32 TREES AND 96 SHRUBS REQUIRED
40 TREES AND 176 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 VACUUM BREAKER (PVB) 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" POLYTYPE 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-M: 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

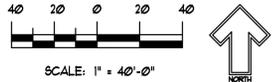
VEGETATIVE COVER (%) - REQ 15.0
VEGETATIVE COVER (SF - REQ) 108023
VEGETATIVE COVER (SF - PROV.) 240661

GROUND COVER (%) - REQ 18.75
GROUND COVER (SF - REQ) 60711
GROUND COVER (SF - PROV.) 82386

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

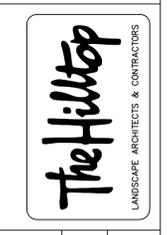


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tes@hilltoplandscaping.com



Wintergreen Luxury Apartments
Golf Course Road
Albuquerque, NM
Conceptual Landscape Plan

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DRAWN BY: [Signature]
REVISION: [Signature]
DATE: 05/15/2020

SHEET #
LS-101

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	SIZE (MATURE HxW)	WATER USE	COVER (EA)	TOTAL
Trees							
	42	2" Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	675	26250
	20	2" Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	4500
	13	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	26375
	12	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	19200
	40	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	675	27000
	11	2" Cal	Chinese Pistache <i>Pistacia chinensis</i>	40' x 30'	M	500	15300
	9	2" Cal	Autumn Blaze Pear <i>Pyrus calleryana 'Autumn Blaze'</i>	30' x 30'	M+	500	8100
	16	2" Cal	Allee Elm <i>Ulmus parvifolia 'Emer II'</i>	40' x 40'	L+	1600	25600
	20	2" Trunks w/ 2" Combined Cal.	Chaste Tree <i>Vibex agnus-castus</i>	20' x 20'	M	400	8000
						Total Tree Coverage:	56275
Shrubs & Groundcover							
	26	5 Gal	Blue Mist Spirea <i>Caryophylla x clandonensis</i>	3' x 3'	L+	9	234
	53	5 Gal	Cur-Leaf Mountain Manzanita <i>Cercocarpus ledifolius</i>	15' x 15'	L+	225	1935
	12	5 Gal	Parney Cotoneaster <i>Cotoneaster parneyi (C. lacteus)</i>	8' x 10'	M	100	1200
	41	5 Gal	Socot <i>Daphniphyllum wheeleri</i>	5' x 5'	RW	25	175
	165	5 Gal	Turpentine Bush <i>Eriocaulon lanicollis</i>	3' x 3'	L+	9	1485
	22	5 Gal	Manzanita <i>Euroyonous klatschovichii</i>	6' x 6'	M+	36	792
	39	5 Gal	Apache Plume <i>Fallopia paradoxa</i>	6' x 7'	L+	49	1911
	59	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	L+	9	531
	12	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1200
	29	5 Gal	Blue Holly <i>Ilex x meserveae</i>	7' x 5'	M+	25	725
	51	5 Gal	Spartan Juniper <i>Juniperus chinensis 'Spartan'</i>	15' x 6'	L+	36	2052
	54	5 Gal	Buffalo Juniper <i>Juniperus sibirica 'Buffalo'</i>	1' x 8'	L+	64	3456
	14	5 Gal	Morning Light Maidenhair <i>Pheasant's Eye var.</i>	5' x 5'	M	25	1850
	81	5 Gal	Deer Grass <i>Muhlenbergia rigens</i>	4' x 4'	L+	16	1296
	18	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	2808
	75	5 Gal	Suitgrass <i>Panicum virgatum</i>	4' x 4'	M	16	1200
	80	5 Gal	Potentilla <i>Potentilla fruticosa (Desiphora I.)</i>	3' x 3'	M	9	720
	39	5 Gal	Three-Leaf Sunc <i>Rhus trilobata</i>	6' x 6'	L+	36	1404
	41	5 Gal	Pink Double Knock Out Rose <i>Rose 'Pink Double Knock Out'</i>	4' x 4'	M	16	656
	39	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	L+	9	351
						Total Shrub Coverage:	47091
Vines							
	48	5 Gal	Hill's Honeysuckle <i>Lonicera japonica Hilliana</i>	2' x 12'	M	144	6912
	22	5 Gal	Lady Banks Rose <i>Rosa canina</i>	2' x 12'	L+	144	3168
						Total Vines Coverage:	10080

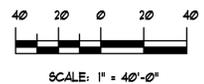
Other Materials

SYMB.	QTY	TYPE
	12	EA Boulders (2-3cf) To be placed at contractor's discretion
	5650	SF Crusher Fines Over Aggregate Basecourse
	55260	SF Landscape Gravel A with Filter Fabric 1/2" Brown Gravel
	4325	SF Landscape Gravel B with Filter Fabric 1" Anastro Gravel
	6460	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Blue Sals Fractured Cobble/ReRap
	1060	SF Parkland Sod Pop-Up Irrigation
	24075	SF Native Seed Area Wastside 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
		Stormwater Management Depression
		Site Furnishings Benches, Tables, Trash Receptacles
	144230	SF Total Landscape



Wintergreen Luxury Apartments

Golf Course Road
Albuquerque, NM Conceptual
Landscape Plan



05/18/2020