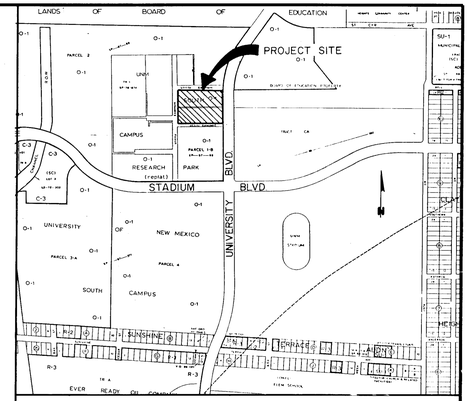
CONSTRUCTION PLANS
FOR
UNIVERSITY CENTER
PHASE II
PUBLIC INFRASTRUCTURE IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

INDEX



VICINITY MAP
NOT TO SCALE
ZONE ATLAS L-15

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.

— NOTES CONTINUED ON SHEET 5 —

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 5/3/92

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 35 88 . 91 01 92

4/25/90

BOHANNAN HUSTON INC.
ALBUQUERQUE, NEW MEXICO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

APPROVED FOR CONSTRUCTION
12-18-91 C.E.

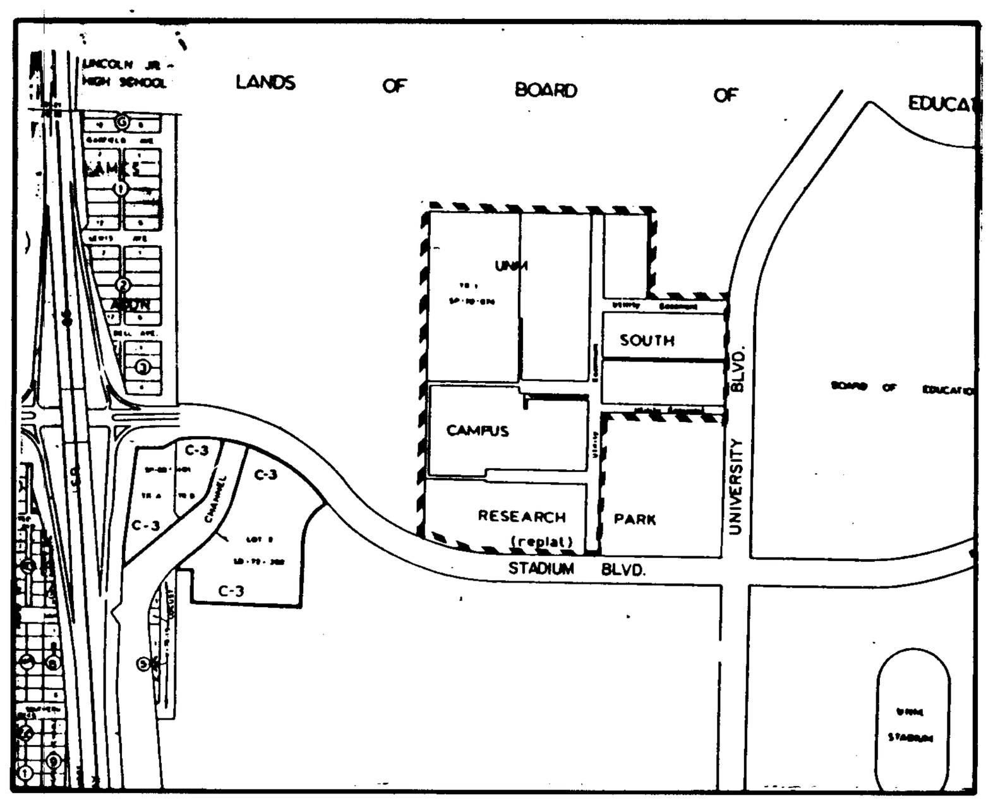
PROJECT NUMBER
3588.91

SHEET 1 OF 11

USERNAME= C8919301.GLENBO
FILENAME= COVER.GRF

BHI JOB NO. 89193.34

SP 90073111400164



LOCATION MAP

ZONE ATLAS MAP NO. L-15-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB Number 88-449
2. Zone Atlas Index Number: L-15-Z.
3. Site is located within Section 28, T10N, R3E, N.M.P.M.
4. Gross Subdivision Acreage: 26.0040 Acres.
5. The purpose for the filing of this plat is to create 6 tracts.
6. This plat shows existing easements.
7. Date of Survey: January, 1990.

DESCRIPTION

A certain tract of land situate within the north one-half (N1/2) of Section 28, T10N, R3E, N.M.P.M., in the City of Albuquerque, Bernalillo County, New Mexico, being the SECOND REPLAT OF U.N.M. SOUTH CAMPUS RESEARCH PARK (PLAT NO. S-1418) as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1967, in Volume D3, folio 174, including within said SOUTH CAMPUS RESEARCH PARK the SUMMARY PLAT SHOWING TRACT ONE (1) COMPRISING A NORTHERLY PORTION OF THE REPLAT OF U.N.M. SOUTH CAMPUS RESEARCH PARK as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 14, 1978, in Volume C14, folio 76, said SOUTH CAMPUS RESEARCH PARK being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on curve on the westerly right-of-way line of University Boulevard S.E., being a point on the easterly boundary of said SOUTH CAMPUS RESEARCH PARK, whence the one-quarter corner common to Section 21 and said Section 28, T10N, R3E, N.M.P.M., being an ACS brass cap stamped "K15-S" (having New Mexico State Plane Coordinates, Central Zone: X=386,203.66, Y=1,481,994.03) and from said point of beginning running thence along the said westerly right-of-way line of University Boulevard S.E. and the easterly boundary line of said SOUTH CAMPUS RESEARCH PARK, 42.04 feet along the arc of a curve to the left having a radius of 871.51 feet and a chord bearing S01°22'30"W a distance of 42.03 feet to a point of tangency; thence,
S00°00'24"E a distance of 387.99 feet to the northeasterly corner of PARCEL 1-B, UNIVERSITY OF NEW MEXICO SOUTH CAMPUS as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 18, 1987, in Volume C33, folio 41, being a point on the easterly boundary line of said SOUTH CAMPUS RESEARCH PARK; thence leaving said westerly right-of-way line and continuing along the said easterly boundary line of SOUTH CAMPUS RESEARCH PARK and the northerly boundary line of said PARCEL 1-B,
S89°59'36"W a distance of 474.88 feet to the northwesterly corner of said PARCEL 1-B; thence continuing along the said easterly boundary line of SOUTH CAMPUS RESEARCH PARK and the westerly boundary line of said PARCEL 1-B,
S00°00'24"E a distance of 549.15 feet to a point on the northerly right-of-way line of Stadium Boulevard S.E. being the southeasterly corner of said SOUTH CAMPUS RESEARCH PARK and the southwesterly corner of said PARCEL 1-B, thence running along said northerly right-of-way line being the southerly boundary line of said SOUTH CAMPUS RESEARCH PARK,
S88°43'36"W a distance of 384.15 feet to a point of curvature; thence,
294.43 feet along the arc of a curve to the right having a radius of 765.51 feet and a chord bearing N80°15'17"W a distance of 292.62 feet to the southwesterly corner of said SOUTH CAMPUS RESEARCH PARK; thence leaving said right-of-way line and running along the westerly boundary of said SOUTH CAMPUS RESEARCH PARK,
N00°00'24"W a distance of 1257.16 feet to the northwesterly corner of said SOUTH CAMPUS RESEARCH PARK and the northwesterly corner of said TRACT ONE (1); thence along the northerly boundary line of said SOUTH CAMPUS RESEARCH PARK,
N89°59'36"E a distance of 847.45 feet to the northeasterly corner of said SOUTH CAMPUS RESEARCH PARK; thence running along the easterly boundary line of said SOUTH CAMPUS RESEARCH PARK,
S00°00'23"E a distance of 319.08 feet to a point; thence continuing along said easterly boundary line,
N89°59'36"E a distance of 300.89 feet to the point and place of beginning.

Tract contains 26.0040 acres, more or less

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Portion of this subdivision are subject to University Center Declaration of Covenants, Conditions, Restrictions and charges. Recorded Jan. 12, 1990, Book BCR 90-1, Pages 6145-6201 ("UC Declaration").

   Subdivision is subject to Declaration of Covenants and Restrictions Relating to University Research Park, dated June 25, 1965. ("URP Declaration").
4. Private access easements will be maintained by the Landowner (UNM), the Lessees, and/or the Tenant Associations as provided in 1) UC Declaration, 2) URP Declaration, and 3) the Master Ground Lease, dated April 14, 1987, between UNM and Glenborough New Mexico Associates, as amended and assigned ("Ground Lease").
5. The right to use the Private Access Easements shown on this plat are governed by the UC Declaration, the URP Declaration and the Ground Lease. Those tracts which are presently, or which may be in the future, granted the right to use the Private Access Easements include:
   - UNM South Campus Research Park
   - University Center Phase I filed April 26, 1990 (90C-119)
   - University of New Mexico South Campus Parcels and 1-B, 2 and 3-A filed Mar. 18, 1987 (C33-41)
   - That portion of Lot 2, Tract C of C.R. Davis Property which lies east of the right-of-way for the AMAFCA South Diversion Channel filed Aug. 15, 1972 (C8-170)
6. Prior to development, City of Albuquerque Water and Sanitary Sewer Services to Tract 2 and Tract A must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sewer availability statement.
7. PNM DISCLAIMER: By approving this document, PNM does NOT waive or release any easement or easement rights which have been granted by prior plat, replat, or document, unless PNM has recorded a vacation of easement prior to this document.
8. Those easements shown as "Public Utility Easements" on this plat are for the common and joint use of:

   A. The Public Service Company of New Mexico for the installation, maintenance, and service of underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide a electrical service.

   B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

   C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

   D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

PLAT NUMBER SP-90-151

Jack Cloud	8/23/90
PLANNING DIRECTOR	DATE
Fred J. Aguirre	8/7/90
CITY ENGINEER	DATE
Fred J. Aguirre	8/7/90
A.M.A.F.C.A.	DATE
David W. Gorman	8/23/90
TRAFFIC ENGINEER	DATE
[signature]	073190
CITY SURVEYOR	DATE
John Atencio	8.8.90
PROPERTY MANAGEMENT	DATE
Robert W. Kane	8-7-90
UTILITY DEVELOPMENT DEPARTMENT	DATE
[signature]	8/7/90
PARKS & RECREATION DEPARTMENT	DATE
Ruth Phillips	8-23-90
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
J.B. Henderson-Stett	8-23-90
U.S. WEST COMMUNICATIONS	DATE
Joseph A. Rice	8-8-90
GAS COMPANY OF NEW MEXICO	DATE

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

9066499

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on AUG 24 1990
At __ o'clock P.m. Recorded in Vol 90C
of records of said County Folio 203
[signature] Clerk & Recorder
Deputy Clerk

THIRD REPLAT OF U. N. M. SOUTH CAMPUS RESEARCH PARK

ALBUQUERQUE, NEW MEXICO
JULY, 1990

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situate within Bernalillo County, New Mexico, being the SECOND REPLAT OF U.N.M. SOUTH CAMPUS RESEARCH PARK (PLAT NO. S-1418) as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1967, in Volume D3, folio 174, including within said RESEARCH PARK the SUMMARY PLAT SHOWING TRACT ONE (1) COMPRISING A NORTHERLY PORTION OF THE REPLAT OF U.N.M. SOUTH CAMPUS RESEARCH PARK, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 14, 1978 in Volume C14, Folio 76, and now hereon shown and comprising Tracts A, B, and C, Tracts 2, and 17, and Tract 1A, THIRD REPLAT OF U.N.M. SOUTH CAMPUS RESEARCH PARK is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof.

REGENTS OF THE UNIVERSITY OF NEW MEXICO
[signature]
David McKinney, Vice President for Business and Finance

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 31 day of July, 1990 by David McKinney, Vice President for Business and Finance, University of New Mexico.

My Commission Expires: 1-9-93 Yolanda J Moya
Notary Public

OFFICIAL SEAL
YOLANDA J. MOYA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-9-93

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 1-015-056-250-399-21522
PROPERTY OWNER OF RECORD: UN of N.M. (EXEMPT) 89 CODE
BERNALILLO COUNTY TREASURER'S OFFICE: Chris Simpson 8-8-90

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Thomas G. Klingenhagen
Thomas G. Klingenhagen
New Mexico Surveyor 5978 Date: 7-31-90

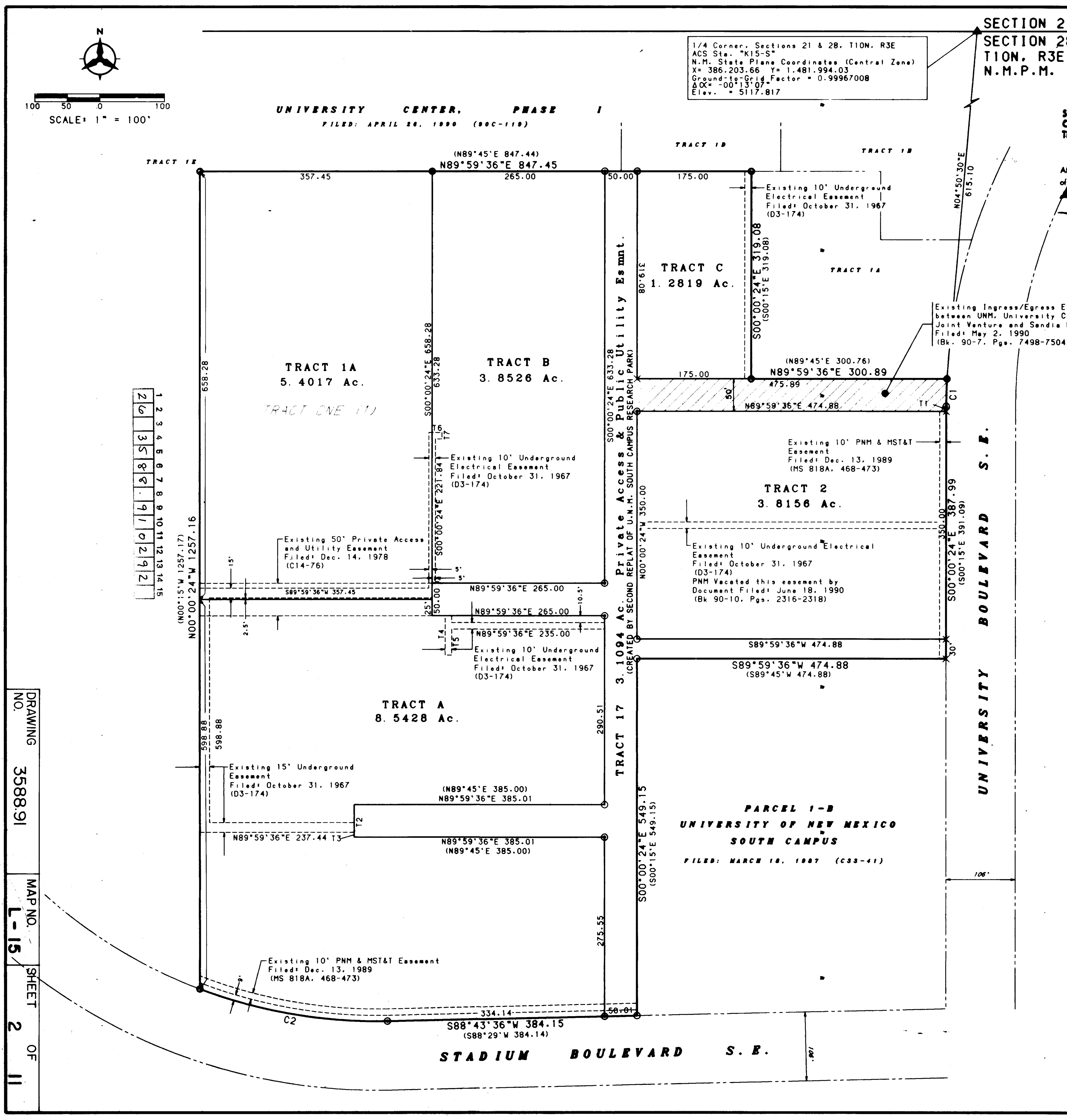
Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO 5978 T. G. KLINGENHAGEN

JOB NO. 90216.01

SHEET 1 OF 2 SHEETS

1771



DRAWING NO. 3588.91

MAP NO. L-15

SHEET 2 OF 11

9066499

THIRD REPLAT OF U. N. M. SOUTH CAMPUS RESEARCH PARK

ALBUQUERQUE, NEW MEXICO
JULY, 1990

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on AUG 24 1990
At __ o'clock P.m. Recorded in Vol 90C
of records of said County Folio 203
[signature] Clerk & Recorder
Deputy Clerk

CURVE DATA						
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	42.04	871.51	2°45'49"	42.03	S01°22'30"W	21.02
C2	294.43	765.51	22°02'14"	292.62	N80°15'17"W	149.06

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S00°00'24"E	7.99
T2	S00°00'24"E	50.00
T3	S00°00'24"E	7.50
T4	S00°00'24"E	60.50
T5	N00°00'24"W	40.00
T6	N89°59'36"E	20.00
T7	S00°00'24"E	10.00

LEGEND

- O Found rebar with 1-1/2" aluminum survey cap stamped "AAR LS 4071"
- ⊚ Set 5/8" rebar with plastic survey cap stamped "LS 5978"
- ⊙ Set PK nail & survey washer stamped "LS 5978"
- ⊚ Found 5/8" rebar with plastic survey cap stamped "LS 2455"
- X Set chiseled "X" in concrete

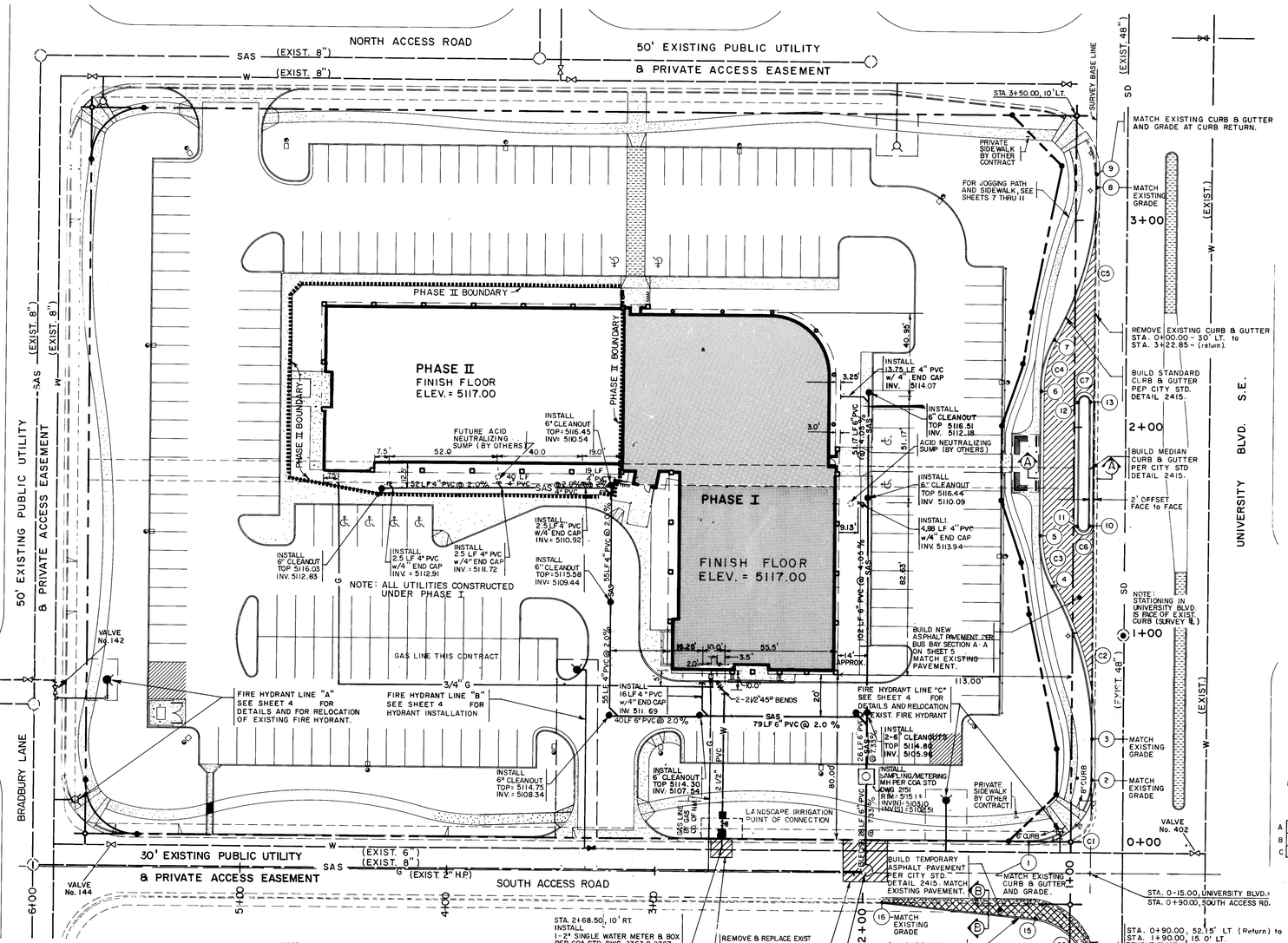
JOB NO. 90216.01

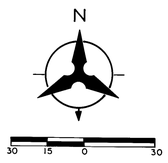
SHEET 2 OF 2 SHEETS

1771

NOTES

1. 3/4" GAS LINE EXTENDED FROM METER TO PHASE II BUILDING TO BE CONSTRUCTED UNDER PHASE I IMPROVEMENTS, THIS CONTRACT, APPROXIMATED 290 LF. REFER TO MECHANICAL SPECIFICATIONS, DIVISION 15, OF THE ARCHITECTURAL PLAN SET.
2. ALL UTILITY LINES ARE TO BE CONSTRUCTED PRIOR TO FINAL GRADING & PAVING.
3. UNIVERSITY BLVD. STATIONING AND SURVEY BASELINE AT FACE OF EXISTING WEST CURB.
4. STATIONING FOR SOUTH ACCESS RD. IS ALONG CENTERLINE OF STREET.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN SET TO OBTAIN EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.





SCALE: 1" = 30'

STATIONS AND OFFSETS BUS BAY:

OFFSET POINT #	BASE LINE STATION	OFFSET DISTANCE	TC ELEV.	NORTH COORDINATE	EAST COORDINATE
1 PC	0+00.00	30.00' LT	11.79	1481470.21	386258.23
C1 RP	0+30.00	30.00' LT	NA	1481500.21	386258.23
2 PT	0+30.00	0.00' RT	12.75	1481500.22	386288.23
3 PC	0+49.39	0.00' RT	13.20	1481519.61	386288.23
C2 RP	0+49.39	150.00' LT	NA	1481519.59	386138.23
4 PRC	1+23.35	19.50' LT	14.54	1481593.56	386268.72
C3 RP	1+48.00	24.00' RT	NA	1481618.22	386312.22
5 PT	1+48.00	26.00' LT	15.00	1481618.22	386262.22
6 PC	2+18.00	26.00' LT	16.21	1481688.22	386262.21
C4 RP	2+18.00	24.00' RT	NA	1481688.22	386312.21
7 PRC	2+42.65	19.50' LT	16.66	1481712.87	386268.71
C5 RP	3+16.61	150.00' LT	NA	1481786.81	386138.20
8 PT	3+16.61	0.00' RT	18.00	1481786.83	386288.20
9 PC	3+22.85	0.00' RT	18.03	1481793.07	386288.20
10 PC	1+53.00	2.00' LT	15.40	1481623.22	386286.22
C6 RP	1+53.00	5.00' LT	NA	1481623.22	386283.22
11 PT	1+53.00	8.00' LT	15.32	1481623.22	386280.22
12 PC	2+13.00	8.00' LT	16.58	1481683.22	386280.21
C7 RP	2+13.00	5.00' LT	NA	1481683.22	386283.21
13 PT	2+13.00	2.00' LT	16.73	1481683.22	386286.21

STATIONS AND OFFSETS TURN LANE:

OFFSET POINT #	BASE LINE STATION	OFFSET DISTANCE	TC ELEV.	NORTH COORDINATE	EAST COORDINATE
14 PC	0+90.00	52.15' LT	*	1481403.07	386288.24
C8 RP	1+20.00	52.15' LT	NA	1481404.07	386258.24
15 PT	1+17.01	22.30' LT	*	1481432.92	386261.22
16	1+90.00	15.00'	*	1481440.21	386188.24

* MATCH EXISTING GRADE

CURVE DATA TABLE

(C1)
DELTA= 90° 00' 00.00"
DEGREE OF CURVE = 190.99'
RADIUS = 30.00'
LENGTH = 47.12'
TANGENT = 30.00'

(C2)
DELTA= 29° 32' 28.90"
DEGREE OF CURVE = 38.20'
RADIUS = 150.00'
LENGTH = 77.34'
TANGENT = 39.55'

(C3)
DELTA= 29° 32' 28.90"
DEGREE OF CURVE = 114.59'
RADIUS = 50.00'
LENGTH = 25.78'
TANGENT = 13.18'

(C4)
DELTA= 29° 32' 28.90"
DEGREE OF CURVE = 114.59'
RADIUS = 50.00'
LENGTH = 25.78'
TANGENT = 13.18'

(C5)
DELTA= 29° 32' 28.90"
DEGREE OF CURVE = 38.20'
RADIUS = 150.00'
LENGTH = 77.34'
TANGENT = 39.55'

(C6)
DELTA= 180° 00' 00.00"
RADIUS= 3.00'
LENGTH= 9.42'

(C7)
DELTA= 180° 00' 00.00"
RADIUS= 3.00'
LENGTH= 9.42'

(C8)
DELTA= 84° 17' 21.60"
DEGREE OF CURVE = 190.99'
RADIUS = 30.00'
LENGTH = 44.13'
TANGENT = 27.15'

NOTE: TRANSITION FROM 8" CURB & GUTTER TO 6" CURB & GUTTER ON SOUTH ACCESS ROAD AT HANDICAP RAMP.

	TC	FL
A	5111.99	5111.49
B	5111.69	5111.69
C	5112.56	5111.89

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	4		3	5	8	8		9	1	0	3	9	2	

BHI JOB NO. 89193.34

AS-BUILT INFORMATION
Contractor: Universal Const.
Survey: City of Albuquerque
Inspector: Leroy Romero 4/92

BENCH MARKS
SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND IS A NMSHC BRASS TABLET, STAMPED "STA I-25-29" LOCATED ON THE SOUTHEAST CORNER OF HWY. I-25 BRIDGE CROSSING OVER STADIUM BLVD.
ELEV.= 5031.42

MICRO-FILM INFORMATION

SURVEY INFORMATION
FIELD NOTES
BY
DATE

ENGINEER'S SEAL
9/25/90

NO.	DATE	PRIVATE UTILITY REVISIONS	BY
1	7-11-91	REMARKS	RLB
		REVISIONS	
		DESIGN	DATE 6/90
		DESIGNED BY RLB	DATE 6/90
		DRAWN BY SAH	DATE 6/90
		CHECKED BY RLB	DATE

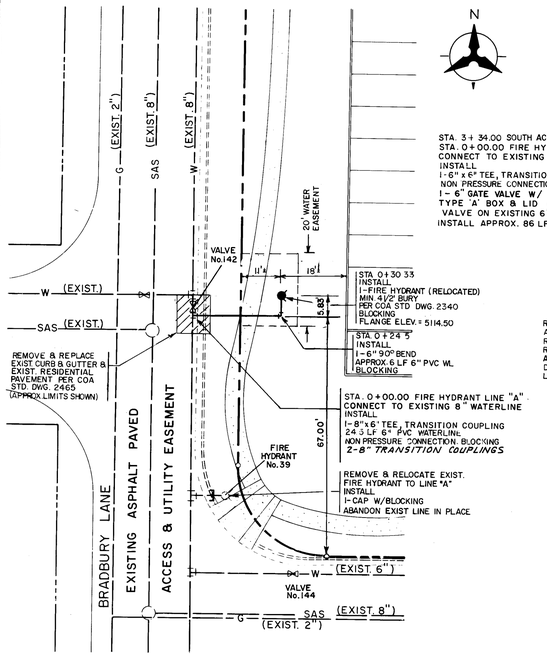
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

TITLE: UNIVERSITY CENTER - PHASE II
OVERALL PLAN SHEET
PUBLIC PAVING, PRIVATE WATER & SEWER

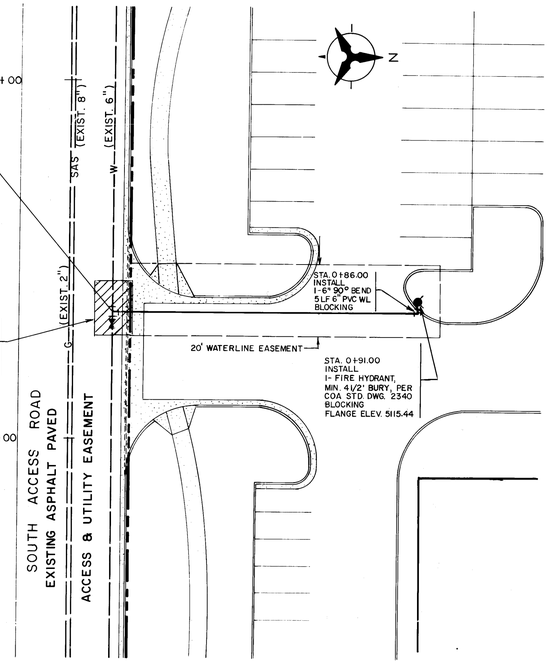
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-22-91	WATER		8-21-91
TRANSPORTATION		8-15-91	WASTE WATER		"
HYDROLOGY		11-15-91			

DRAWING NO. 3588.91 | MAP NO. L-15 | SHEET 3 OF 11

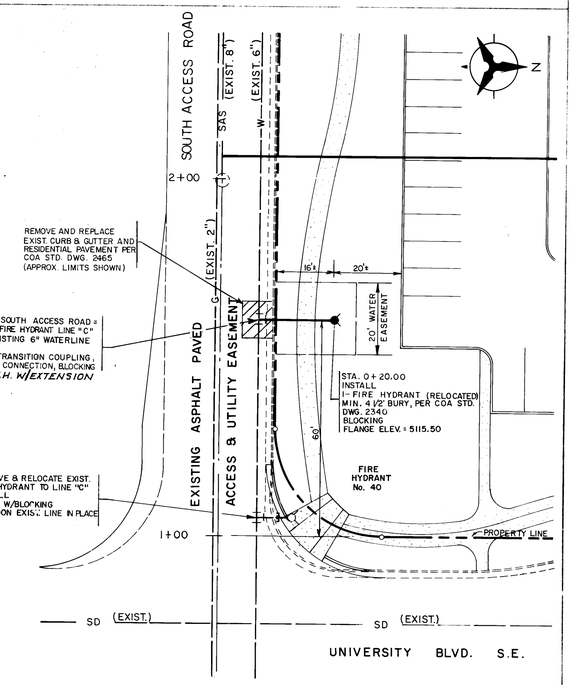
BRUNING



FIRE HYDRANT LINE "A"
SEE WATER SHUT OFF PLAN, SHT. 5 of 5.



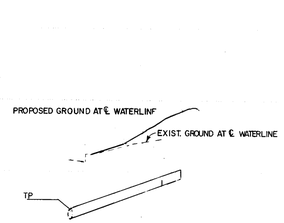
FIRE HYDRANT LINE "B"
SEE WATER SHUT OFF PLAN, SHT 5 of 5.

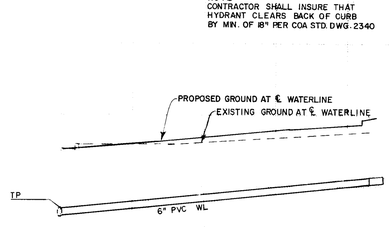


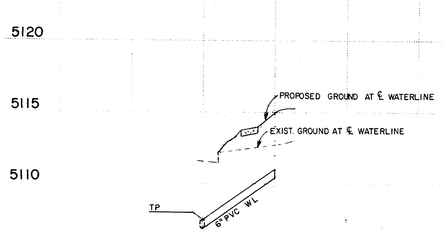
FIRE HYDRANT LINE "C"
SEE WATER SHUT OFF PLAN, SHT. 5 of 5.

NOTES:

1. DEPTH OF BURY OF HYDRANT IS ESTIMATED AT 4.5'. CONTRACTOR SHALL CONFIRM PRIOR TO ORDERING HYDRANT. NO EXTRA PAYMENT SHALL BE MADE FOR DIFFERENT FIELD BURY.
2. FINAL HYDRANT LOCATIONS TO BE COORDINATED WITH CURB INSTALLATION IN ORDER TO CONFIRM WITH HYDRANT/CURB SETBACK REQUIREMENTS PER COA STD. DWG. 2340.







BHI JOB NO. 89193.34

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

AS BUILT INFORMATION
Contractor: Universal Construction
Survey: City of Albuquerque
Inspector: Larry Romero 9/92

MICROFILM INFORMATION

SURVEY INFORMATION

BENCH MARKS

SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND IS A NMSHC BRASS TABLET, STAMPED "STA. I-25-29" LOCATED ON THE SOUTHEAST CORNER OF HWY. I-25 BRIDGE CROSSING OVER STADIUM BLVD. ELEV.= 5031.42

FIELD NOTES

NO | BY | DATE

ENGINEER'S SEAL

9/25/90

REVISIONS

NO | DATE | REMARKS | BY

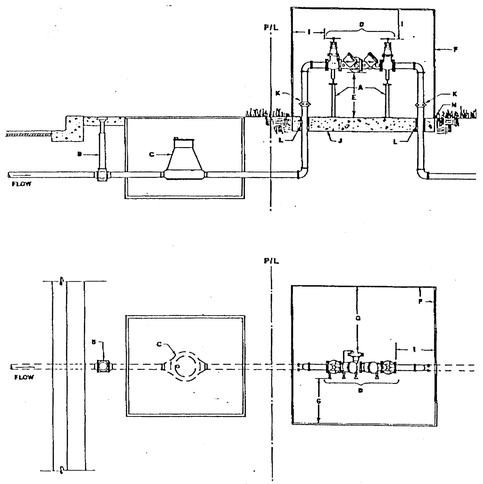
1 DESIGN RLB 6/90
2 DRAWN SAH 6/90
3 TRACED RLB 6/90
4 CHECKED
5
6
7
8
9
10
11
12
13
14
15

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

TITLE: UNIVERSITY CENTER - PHASE II
FIRE HYDRANT PLAN & PROFILE SHEET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-22-91	WATER		8-21-91
TRANSPORTATION		9-15-91	WASTE WATER		"
HYDROLOGY	N/A	11-15-90			

DRAWING NO. 3588.91
MAP NO. L-15
SHEET 4 OF 11



PLAN

* INSULATED ENCLOSURE, HOT BOX MODEL No. 3 " HINGED LID "
DESIGN BULLETIN No. 66
NORTHEAST FLORIDA ENTERPRISES, INC.
5962 JULIE AVENUE
JACKSONVILLE, FLORIDA 32205
(904) 786-0204

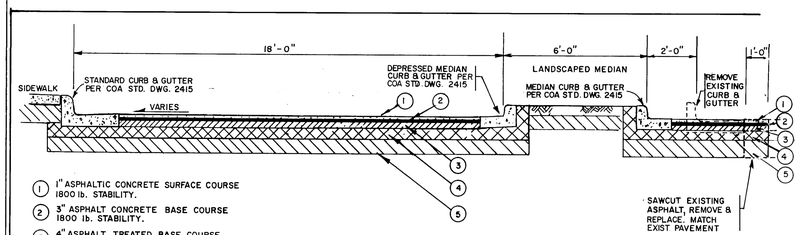
GENERAL NOTES

1. RPBA'S ARE APPROVED CONTAMINATION / POLLUTIONAL PROTECTION WHERE BACKPRESSURE OR BACKSIPHONAGE OCCUR.
2. HORIZONTAL RPBA INSTALLATION MANDATORY.
3. ABOVE GRADE RPBA INSTALLATION MANDATORY.
4. LINE PRESSURE AND TEMPERATURE MUST NOT EXCEED RATED CAPACITY. PROVIDE HOT WATER RPBA FOR WATER TEMPERATURES > 140 F.
* 5. PROTECT FROM FREEZING WITH HEAT SOURCE AND INSULATION OR BY DRAINING. (POWER SERVICE WILL PROVIDED FOR PIPING HEAT TAPE).
6. SIZE RPBA'S HYDRAULICALLY TO MINIMIZE HEADLOSS.
7. PROVIDE HYDRAULICALLY SIZED DRAIN THROUGH ENCLOSURE SIDE OR INVERT (DRAIN TO DAYLIGHT).
8. PROVIDE ACCESS PLATFORMS. PER CODE. FOR RPBA'S INSTALLED > 5' ABOVE GROUND OR FLOOR LEVEL.
9. DO NOT INSTALL IN FLOOD PRONE AREAS.
10. INSTALL WATER HAMMER ARRESTORS. AS NECESSARY TO PROTECT INTERNAL PLUMBING.
11. GALVANIZED STEEL SYSTEM PIPING RECOMMENDED TO PROVIDE ADEQUATE SUPPORT FOR RPBA'S < 2".
12. ENCLOSURE DESIGN AND MAINTENANCE IS RESPONSIBILITY OF PROPERTY OWNER. IF ENCLOSURE IS REMOVEABLE, CLEARANCE (G) MAY BE REDUCED. PERMANENT SIDEWALLS MAY BE USED WITH CLEARANCES SHOWN AND TOP REMOVABLE.

CONSTRUCTION NOTES:

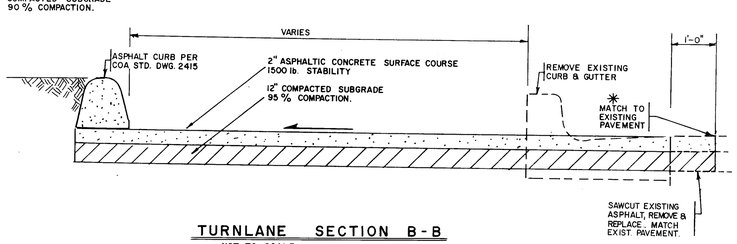
A. PROVIDE SUPPORT BLOCKS TO PREVENT FLANGE DAMAGE (2-1/2" AND LARGER).
B. CURB STOP AND BOX.
C. METER. (PER STD DWG. NO. 2363)
D. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA'S).
E. 30" MAX. 12" MIN. (FROM BOTTOM OF RELIEF VALVE TO TOP OF CONCRETE SLAB).
* F. PROTECTIVE ENCLOSURE.
G. 12" MIN.
I. RPBA'S 3/4" TO 2" (3" MIN.) RPBA'S > 2-1/2" (12" MIN.) OPTIONAL
J. 4" CONCRETE SLAB, RECOMMENDED.
K. UNION, OPTIONAL.
L. PIPE SLEEVE.
M. DRAIN.

CITY OF ALBUQUERQUE	
REVISIONS	WATER
3/90	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA)
	DWG. 2385



1. 1" ASPHALTIC CONCRETE SURFACE COURSE 1800 lb. STABILITY.
2. 3" ASPHALT CONCRETE BASE COURSE 1800 lb. STABILITY.
3. 4" ASPHALT TREATED BASE COURSE 1000 lb. STABILITY.
4. 6" COMPACTED SUB BASE 95% COMPACTION.
5. COMPACTED SUBGRADE 90% COMPACTION.

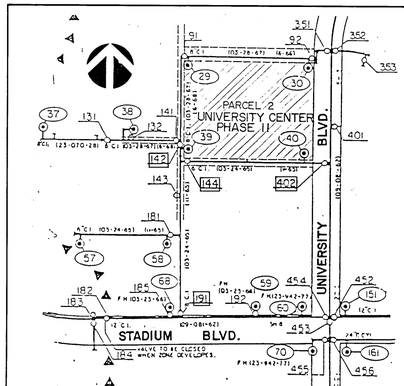
BUS BAY SECTION A-A
NOT TO SCALE



TURNLANE SECTION B-B
NOT TO SCALE

GENERAL NOTES (CONTINUED FROM SHEET 1)

6. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES.
8. THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH LOCAL UTILITIES, ENGINEERING OFFICIALS, AND PREVIOUS CONSTRUCTION DRAWINGS PROVIDED TO OR OBTAINED BY THE ENGINEER. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES IN THE IMMEDIATE VICINITY OF THE PROJECT MAY BE SLIGHTLY DIFFERENT FROM THE LOCATION SHOWN ON THIS DRAWING. IF ADDITIONAL LINES ARE ENCOUNTERED, THEY SHALL BE EXPOSED AND IDENTIFIED BY THIS CONTRACTOR. WHERE ADDITIONAL LINES AND/OR DIFFERING LOCATIONS ARE ENCOUNTERED, THIS CONTRACTOR SHALL REQUEST THAT THE ENGINEER MAKE A RULING AS TO ANY NECESSARY CHANGE OF MATERIALS, RE-ROUTING, ABANDONING OR RELOCATING OF SUCH LINES. GAS COMPANY, PNM, US WEST AND/OR CABLE TV SHALL BE THE SOLE AUTHORITY IN RULING ON THE DISPOSITION OF THEIR EXISTING LINES. ALL LINES ENCOUNTERED THAT INTERFERE WITH CONSTRUCTION SHALL BE RELOCATED TO CLEAR CONSTRUCTION (IF ACTIVE) AND SHALL BE REMOVED (IF INACTIVE) BY THIS CONTRACTOR UNDER THIS CONTRACT. ALL EXISTING PIPING SHALL HAVE A MINIMUM EARTH COVERAGE AND DEPTHS SHALL BE ADJUSTED AS REQUIRED TO PROVIDE MINIMUM COVERAGE DUE TO NEW GRADES OR CONSTRUCTION. CONTRACTOR SHALL PAY FOR ANY AND ALL COSTS OF PERMITS, LINE EXTENSIONS, FIRELINES, METER INSTALLATION, ETC., AS REQUIRED BY LOCAL GOVERNING UTILITIES ENGINEERING OFFICIALS.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO LOCAL BUSINESS AND RESIDENCES AT ALL TIMES. TEMPORARY ACCESS CLOSURES, IF REQUIRED, MUST BE SCHEDULED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE WITH THE PROPERTY OWNERS AND APPROVED BY THE CONSTRUCTION OBSERVER.
10. THE CONTRACTOR SHALL OBTAIN A COPY OF THE SITE SOILS REPORT FROM THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
12. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
13. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
14. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
15. WITHIN PUBLIC R-O-W, ALL PERMANENT TRAFFIC SIGNING SHALL BE PERFORMED BY THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT.
16. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS MAY BE ACHIEVED BY CONSTRUCTION OF TEMPORARY BERMS AT THE PROPERTY LINES, WETTING THE SOIL TO KEEP IT FROM BLOWING, AND OTHER ACCEPTABLE METHODS.
17. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
18. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE. ALL DISPOSAL MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE WITHIN 24 HOURS OF THE TIME EXCAVATION IS PERFORMED.
19. REFER TO THE GRADING PLANS FOR FINISH AND EXISTING GRADES.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEAN-OUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEAN, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
21. CONTRACTOR SHALL CONNECT NEW SERVICE LINES TO EXISTING LINES AS APPROVED AND DIRECTED BY LOCAL GOVERNING UTILITIES, ENGINEERING OFFICIALS AND CONFORM TO THEIR REQUIREMENTS.
22. ALL TRENCHES AND EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED ACCORDING TO OSHA CONSTRUCTION SAFETY AND HEALTH STANDARDS. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED IN TRENCHES SHALLOWER THAN FIVE FEET (5'), THESE TRENCHES SHALL ALSO BE SLOPED, SHORED, OR SUPPORTED ACCORDINGLY. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
23. ALL RIM ELEVATIONS FOR SANITARY SEWER AND STORM DRAIN MANHOLES ARE APPROXIMATE ONLY. MANHOLE RIMS AND WATERVALVE LIDS SHALL BE ADJUSTED FLUSH TO GRADE AT FINAL PAVING.
24. WHEN LESS THAN 18" OF VERTICAL CLEARANCE EXISTS BETWEEN WATER AND SANITARY SEWERLINES AT CROSSING, THE SANITARY SEWERLINE SHALL BE CONCRETE-ENCASED FOR 10 FT. ON EACH SIDE OF THE WATERLINE PER CITY OF ALBUQUERQUE STD. DWG. NO. 2140.
25. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONSTRUCTION. NO PROVISION WILL BE PERMITTED DUE TO CONSTRUCTION OF OTHER UTILITIES.
⚠1 27. CONSTRUCTION OF 3/4" GAS LINE ON SITE UNDER THIS CONTRACT. REFER TO MECHANICAL SPECIFICATIONS, DIVISION 15, ARCHITECTURAL PLAN SET.



1. VALVE No's. 144 AND 402 WILL BE SHUT OFF FOR THE INSTALLATION OF THE FIRE AND WATER SERVICE LINES ON THE EXISTING 6" WATER MAIN ALONG THE SOUTH PROPERTY LINE.
2. VALVE No. 191, ~~101~~, 144 AND 142 WILL BE SHUT OFF FOR THE REMOVAL AND REINSTALLATION OF THE EXISTING FIRE HYDRANT NO. 39 .
3. THREE WORKING DAYS IN ADVANCE OF WORK DONE ON ANY PUBLIC WATER MAIN, THE CONTRACTOR SHALL NOTIFY AND COORDINATE THE WATER VALVE SHUT-OFF WITH THE WATER SYSTEMS DIVISION, (~~823-4200~~) 857-8200

WATER SHUT-OFF PLAN
NOT TO SCALE:

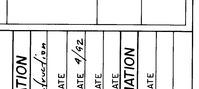
F.H.W.A. Region No.			SHEET NO.	TOTAL SHEETS
6	NEW MEXICO			

SURVEY INFORMATION — FIELD NOTES — NO. / BY / DATE

BENCH MARKS

AS-BUILT INFORMATION
CONTRACTOR: Linscs / Construction
WORK INSPECTED BY: R.O.A. DATE 4/92
INSPECTION'S ACCEPTANCE BY: L. Romero DATE 4/92
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

ENGINEER'S SEAL



NO.	DATE	REVISIONS / REMARKS	BY
		DESIGN	RLB
	7-11-91	PRIVATE UTILITY REVISIONS	RLB

	DATE
DESIGNED BY RLB	6/90
DRAWN BY LAD	6/90
CHECKED BY RLB	6/90

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 C 1 3 5 8 9 1 9 1 0 5 9 2

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

TITLE: UNIVERSITY CENTER - PHASE II
DETAIL SHEET

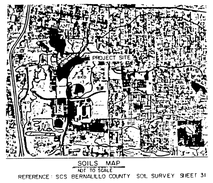
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIRMAN	Roger Johnson	8-22-91	WATER	Phil Schaefer	8-21-91
TRANSPORTATION	[illegible]	8-15-91	WASTE WATER	[illegible]	"
HYDROLOGY	[illegible]	11-15-90			

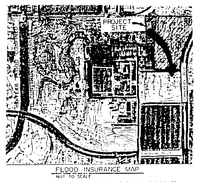
DRAWING NO.	MAP NO.	SHEET OF
3588.91	L-15	5 11

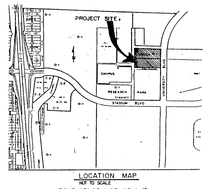
NOTE:

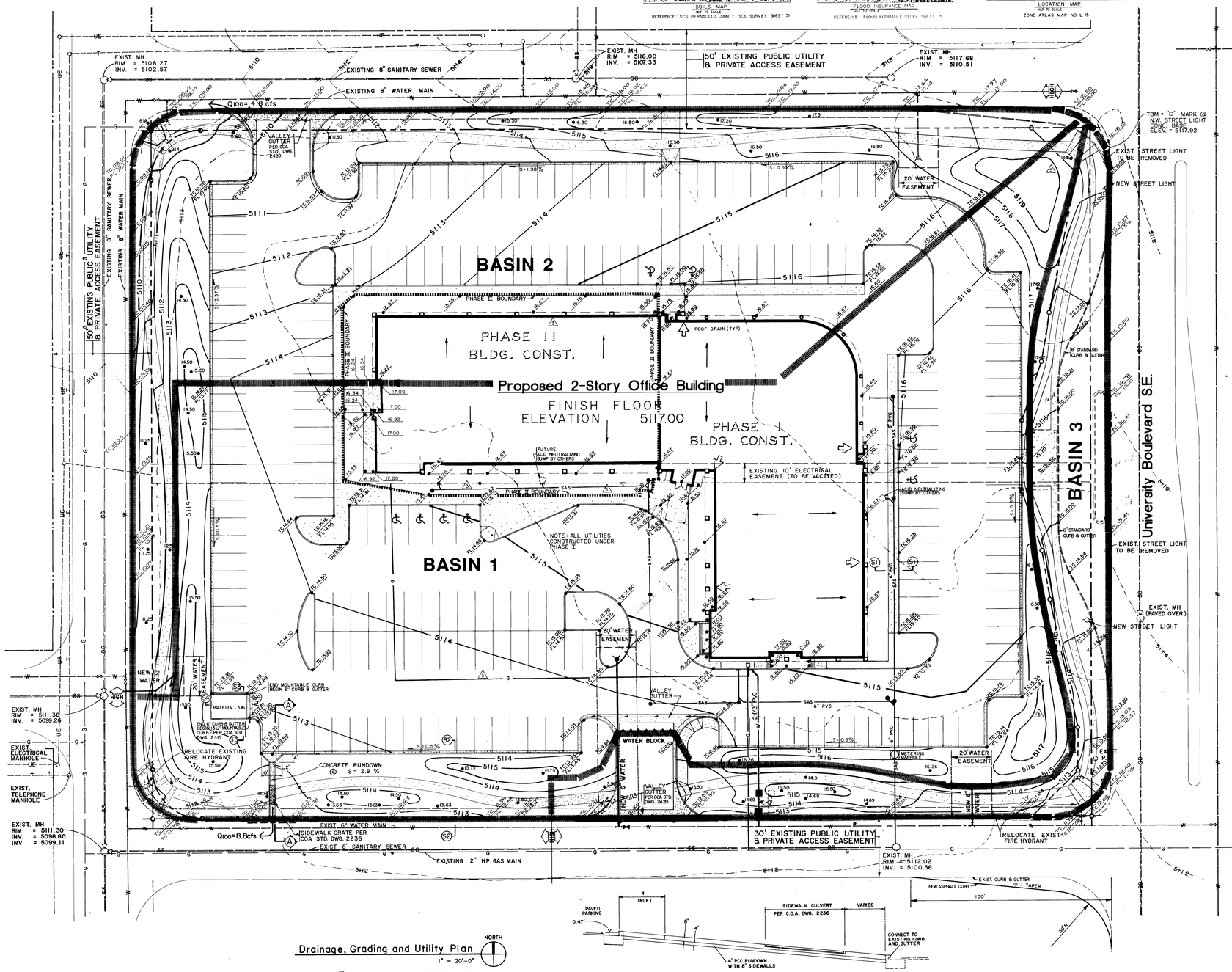
GRADING FOR PHASE II BUILDING CONSTRUCTION SHALL BE TO THE GRADES AND ELEVATIONS SHOWN ON THIS PLAN. ALL PAVING AND DRAINAGE INFRASTRUCTURE SUPPORTING PHASE I AND PHASE II SHALL BE CONSTRUCTED UNDER PHASE I IMPROVEMENTS.

⚠3 OVERALL UTILITY LAYOUT SHOWN FOR REFERENCE ONLY. CONSTRUCTION OF UTILITIES UNDER PUBLIC CONSTRUCTION PLANS ENTITLED "UNIVERSITY CENTER PHASE II, PUBLIC INFRASTRUCTURE IMPROVEMENTS", CITY WORK ORDER PROJECT NO 3588.91









Drainage, Grading and Utility Plan

1" = 20'-0"

NORTH

BOHANNAN-HUSTON, INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

SECTION A-A
NOT TO SCALE

SITE DESCRIPTION

The site is located in the Albuquerque Southeast Heights at approximately Stadium Boulevard and University Boulevard (see Location Map this sheet). Parcel 2 fronts onto University Boulevard to the east, and is bounded on all sides by paved private streets with curb, gutter and sidewalk.

Land in this area is characterized by deep well drained soils which were formed on old alluvial fans composed of granite rock formations. The subject area has been graded and improved to that of a gravel parking lot. This state will for the purpose of this report, be considered the historic condition of the site.

HYDROLOGY

Being located at the high point in a drainage basin, no off-site flows reach the site. Also, no floodplains exist on the site (see Flood Insurance Map, this sheet). Drainage management is in accordance with the approved Master Drainage Report entitled "Drainage Report for Glenborough, University Center" dated June 1988.

As stated in the Master Drainage Report, the existing topography drains predominantly north and south. This plan, which is presented with more accurate information, shows that under existing conditions, some areas drain to University Boulevard as well. Existing flow rates presented are based on three outfall locations. These runoff outfall locations are the same three locations as shown under proposed conditions. Runoff from all basins combined is reduced due to the conditions. Runoff from all basins combined is reduced due to the increase of pervious areas in the landscaping. The resulting design discharge is less than existing conditions, and is less than flows identified in the Master Drainage Plan (see Summary table this sheet).

Basin 1 discharges 8.5 cfs south to existing streets which then flows into Stadium Blvd. and finally into the South Diversion Channel. This results in an increase from the existing 6.1 cfs. The Master Drainage Report allows for 8.5 cfs, assuming that all parcels are developed. Under these conditions (first parcel to be developed which discharges to Stadium Blvd.) no storm drain improvements are required for flow from Basin 1. When future parcels are developed, the requirement for storm drain improvements will need to be re-evaluated.

Basin 2 discharges north to existing streets which in turn are collected by a drop inlet under interim and existing conditions. Developed conditions generate 4.8 cfs, a slight reduction from the existing rate of 5.3 cfs. The MDR allows for 9.0 cfs. Ultimately the existing drop inlet will be removed and a system of streets constructed which will carry the runoff to the South Diversion Channel, as defined in the Master Drainage Report.

Basin 3 releases 1.2 cfs into University Blvd. under developed conditions, a reduction of 4.4 cfs from existing conditions.

No off-site infrastructure improvements are necessary to support this development.

Flow rates and volumes developed using City of Albuquerque "Design Procedures Manual" (DPM) Chapter 22.2 Rational method used as amended by "Emergency Rule" dated February 19, 1986.

Q100 = CIA C = Rational Coefficient of Runoff
I = Applied Rainfall Intensity (In/Hr)
A = Area (Acres)

SUMMARY TABLE

EXISTING CONDITIONS Basin	Area	C	Q100 (cfs)	Q10 (cfs)	V100 (ac/ft)	V10 (ac/ft)
1	1.472	.85	6.1	4.0	.240	.159
2	1.290	.85	5.3	3.5	.210	.138
3	1.344	.85	5.6	3.6	.219	.144
TOTAL	4.106		17.0		.669	
PROPOSED CONDITIONS						
1	2.3290	.75	8.5	5.6	.335	.220 ⚠2
2	1.3928	.71	4.8	3.1	.190	.124 ⚠2
3	0.3842	.63	1.2	.79	.046	.031
TOTAL	4.106		14.5		.571	

TC = 10 MIN, P100 = 2.3 IN, I = 4.86 IN/HR
C LANDSCAPE = 0.25
C ROOF = .90
C PAVEMENT = .95
C GRAVEL = .85 (EX. GRAVEL PARKING AREA)

RUNDOWN HYDRAULICS

Q100 (cfs)	SLOPE (%)	WIDTH (ft)	NORMAL DEPTH (ft)	COMMENTS
8.5	2.9	2.0	.47	by Mannings, n = 0.013

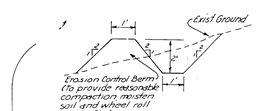
INLET HYDRAULICS

Q100 (cfs)	WIDTH (ft)	DEPTH (ft)	
8.5	10	0.46	by weir equation, Q = 2.70 LH^2

EROSION CONTROL PLAN

All runoff from the site flows to the west or south boundaries. A berm/trench of the dimensions shown on this sheet is required adjacent to property line. The berm/trench shall remain in place during all phases of site work construction.

A berm with the dimensions shown below, shall be maintained along the boundaries, during construction until completion and acceptance of the project by the city.



EROSION CONTROL BERM
NTS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	35	08	09	10	69	2								

LEGAL DESCRIPTION:
A PORTION OF THE SECOND REPLAT OF THE UNIVERSITY OF NEW MEXICO SOUTH CAMPUS RESEARCH PARK, ALBUQUERQUE, NEW MEXICO. FILED 10/31/67 BOOK D-3, FOLIO 174.

BENCH MARK
A "□" CHISELLED ON THE CONCRETE BASE OF A LIGHT POLE ON THE WEST SIDE OF UNIVERSITY BLVD. LOCATED APPROXIMATELY 53 FEET WEST OF THE CENTERLINE OF UNIVERSITY BLVD.SE. AND 650 FEET NORTH OF THE CENTERLINE OF STADIUM BLVD.SE
ELEVATION - 5117.92

LEGEND
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- 24 PROPOSED CONTOUR
- 5154 EXISTING SPOT ELEVATION
- 5181 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- ALLEY GUTTER
- DRAINAGE BASIN BOUNDARY
- TC 5456 TOP OF CURB
- FL 5406 FLOW LINE
- ROOF DRAIN
- STANDUP CURB
- 6" CURB & GUTTER

HOLMES SABATINI EEDS
ARCHITECTS
202 Central Avenue SE
Post Office Box 25106
Albuquerque, New Mexico
505/247-3705 87125
Architect

Engineer

12/21/89
⚠1 6/12/90
⚠2 7/25/90

UNIVERSITY CENTER Parcel 2, Phases I & 2
1001 University Boulevard S.E.
Albuquerque, New Mexico

Drawing Title:
Drainage, Grading & Overall Utility Plan

Revisions:
⚠1 REVISED CONTOUR LINES 7/8/91
⚠2 REVISED SHEET TITLE 7/2/91
⚠3 REVISED UTILITIES 6/20/91 AND PHASE II FOUNDATION
⚠2 REVISED GRADING PLAN
⚠1 REVISED BASIN 3 AND BASIN 1 CONCRETE RUNDOWN 3/20/90

Date: 12/28/89

HSE Project: 8903

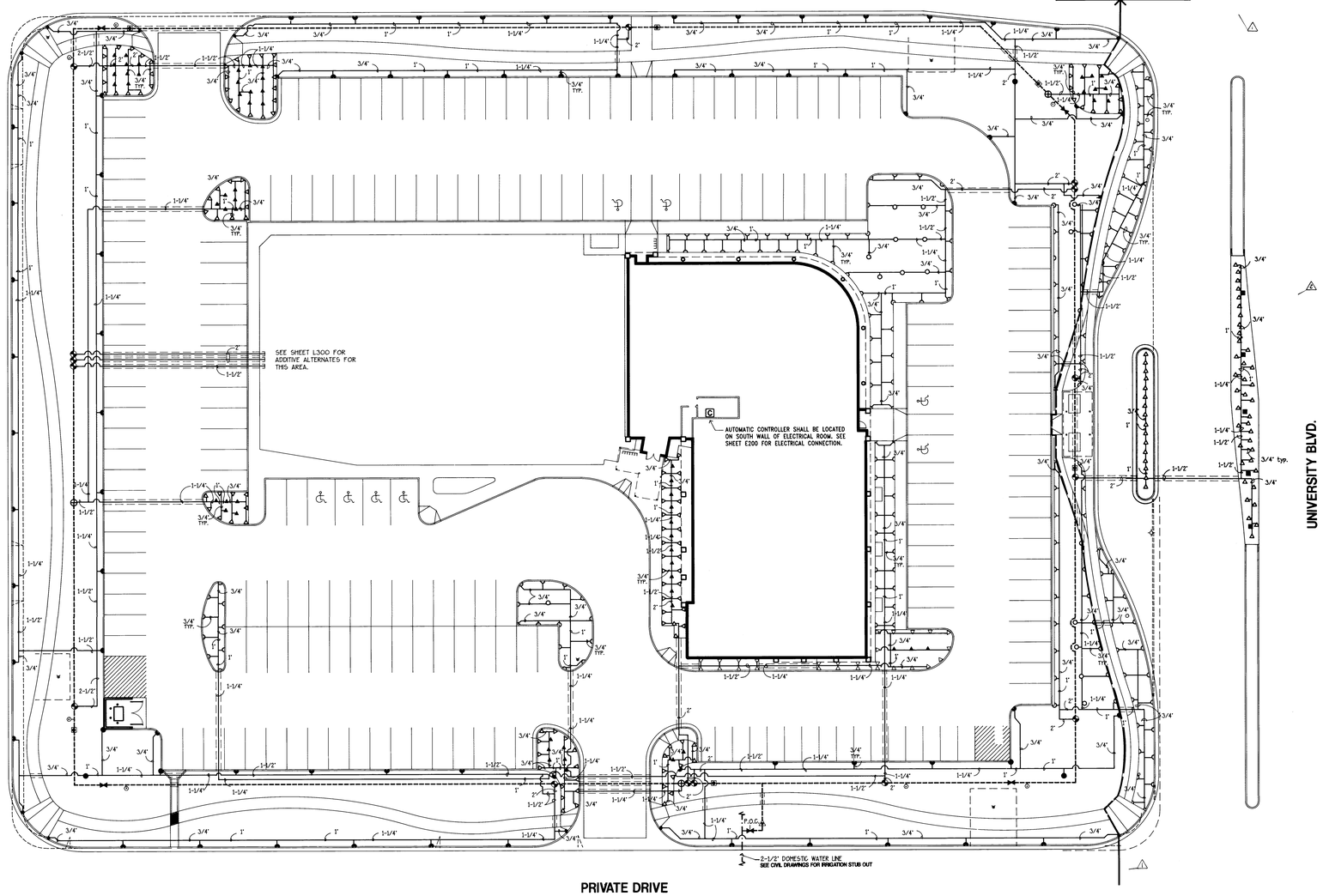
Drawing:
C100

DRAWING NO.	3588.91	MAP NO.	L-15	SHEET	6	OF	11

89193

PRIVATE DRIVE

PRIVATE IMPROVEMENTS | PUBLIC IMPROVEMENTS



PRIVATE DRIVE

UNIVERSITY BLVD.

PRIVATE DRIVE

IRRIGATION PLAN

1" = 20'-0"

NORTH

NOTE: FOR IRRIGATION LEGEND, NOTES & DETAILS SEE SHEET L-101

HOLMES SABATINI FEEDS
ARCHITECTS

202 Central Avenue SE
Post Office Box 25108
Albuquerque, New Mexico
505/247-3705 87125

Architect

Engineer

REGISTERED
JAMES H. MORROW
NO. 2
LANDSCAPE ARCHITECT
STATE OF NEW MEXICO

Project

UNIVERSITY CENTER – Parcel 2, Phase I

1001 University Boulevard S.E.
Albuquerque, New Mexico

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 4 3 5 8 6 1 9 1 0 7 9 2

Drawing Title:
IRRIGATION PLAN

MORROW & COMPANY
LANDSCAPE ARCHITECTS
210 La Veta Drive NE
Albuquerque, New Mexico 87108
505-268-2266

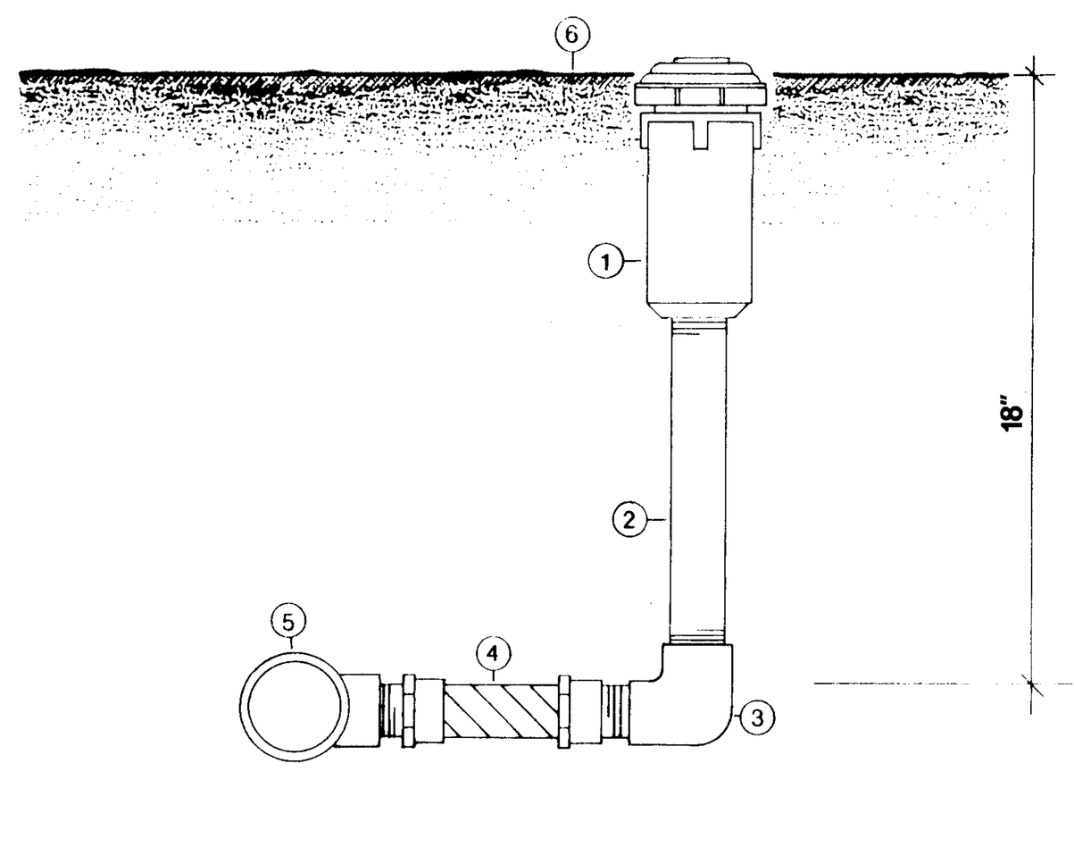
Revisions:
△ 10-31-90
△ 11-15-90

Date: 8/90

HSE Project: 8903

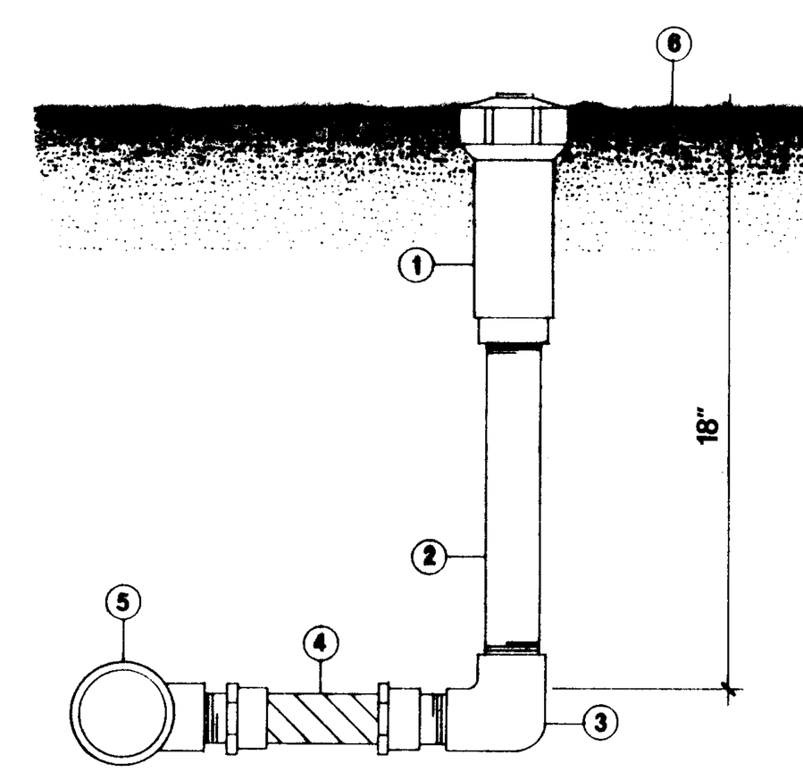
Drawing:
L-100

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: UNIVERSITY CENTER PARCEL 2					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Roger Green	8-22-91	Water	William	8-21-91
Trans. Dev.	Jeffrey Mortensen	8-22-91	Waste Water	"	"
Hydrology	M. Dilley	8-22-91			
Parks and Recreation	D. Serna	8/21/91			
PROJECT NO. 3588.91		MAP NO. L-15	SHEET 7 OF 11		



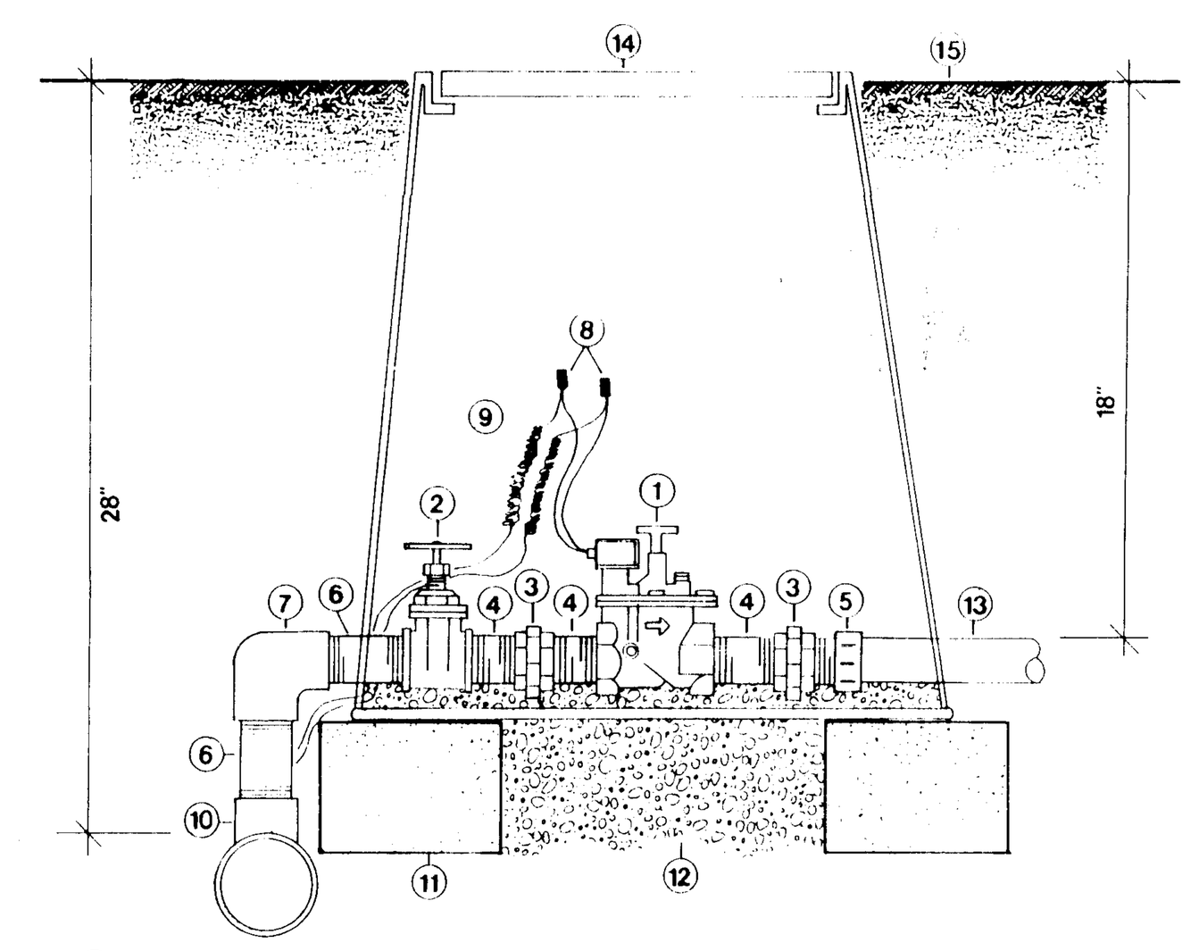
1. GEAR DRIVEN ROTARY SPRNKLER (SEE PLAN)
2. 3/4" X 12" SCH. 80 PVC NIPPLE
3. 3/4" SCH. 40 PVC THREADED ELBOW
4. EXCALIBUR 756 MM 3'4"x6" FLEX NIPPLE OR EQUAL
5. PVC LATERAL PIPE FITTING
6. FINISH GRADE

1 / L101 GEAR DRIVEN ROTARY SPRINKLER — NTS



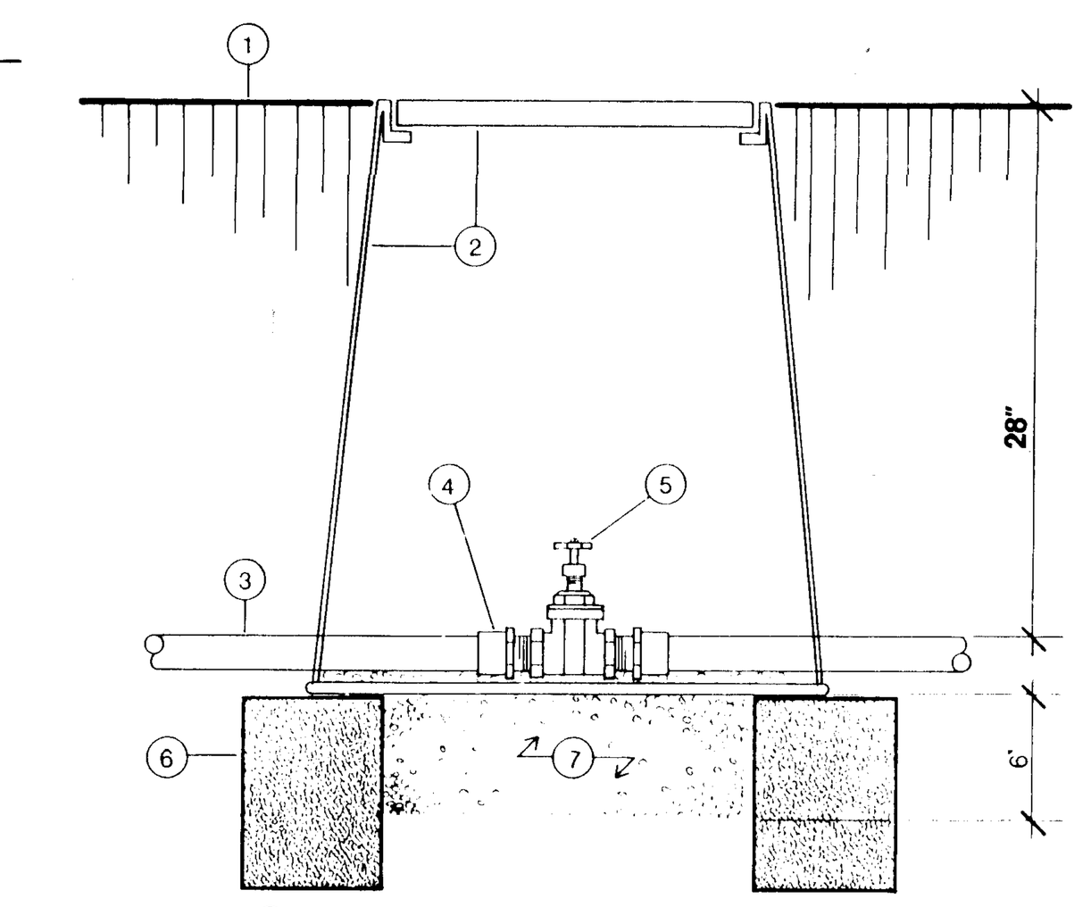
1. POP UP SPRINKLER (SEE PLAN)
2. 1/2" x 12" SCH 80 PVC NIPPLE
3. 1/2" SCH. 40 PVC THREADED ELBOW
4. EXCALIBUR 506 MM 1/2"x6" FLEX NIPPLE OR EQUAL
5. PVC LATERAL PIPE FITTING
6. FINISH GRADE

2 / L101 POP UP SPRINKLER ASSEMBLY — NTS



1. AUTOMATIC VALVE (SEE PLAN)
2. PEGLAR B-68 BRASS GATE VALVE
3. GALVANIZED UNION
4. SCH. 80 PVC THREADED NIPPLE - 4" LENGTH
5. SCH. 40 PVC MALE ADAPTER
6. SCH. 80 PVC THREADED NIPPLE - 8" LENGTH
7. SCH. 40 PVC THREADED ELBOW
8. WATER PROOF CONNECTORS
9. 36" EXPANSION LOOPS
10. MAINLINE FITTING
11. CMU BLOCK (2 PER VALVE BOX)
12. 1" WASHED RIVER ROCK (2 CUBIC FEET)
13. PVC LATERAL PIPE
14. CARSON DX-1015 SERIES VALVE BOX
15. FINISH GRADE

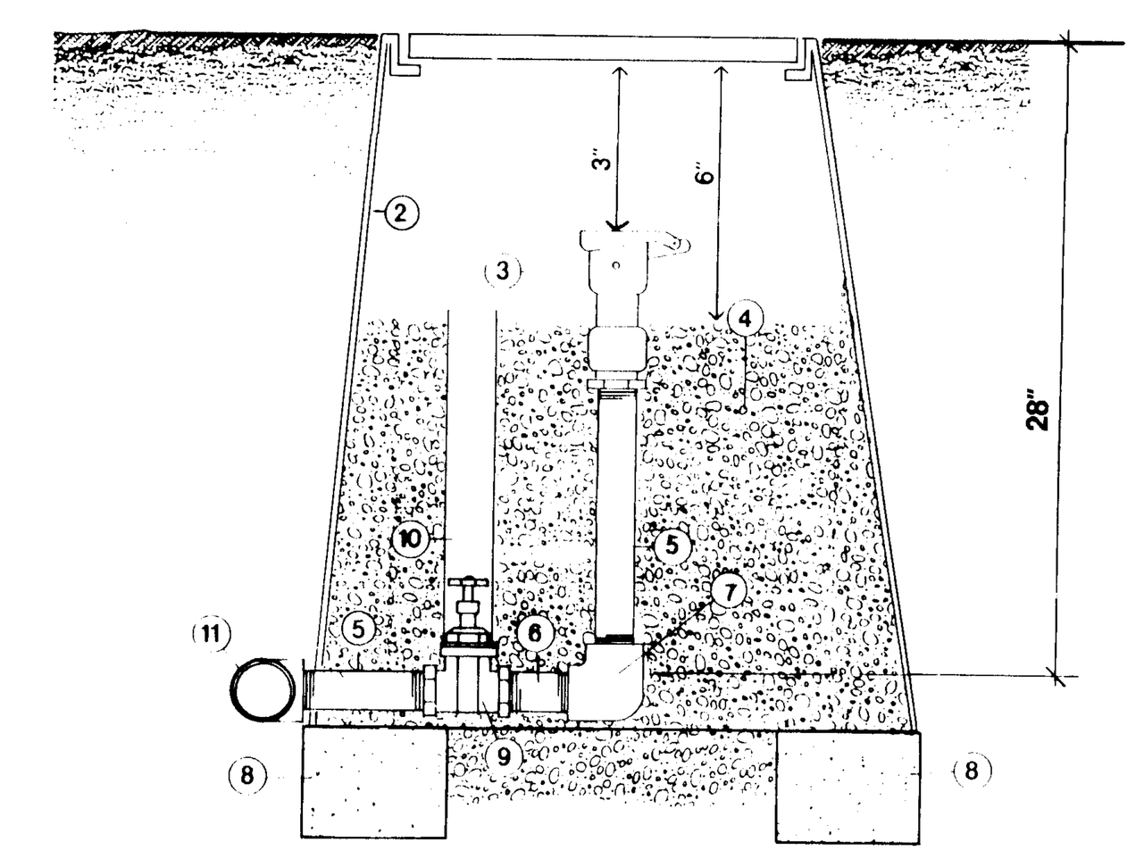
3 / L101 AUTOMATIC VALVE ASSEMBLY — NTS



1. FINISH GRADE
2. INTERCONTINENTAL PLASTICS LOCKING VALVE BOX W/ 6" EXTENSIONS AS REQUIRED
3. PVC PIPING
4. PVC MALE ADAPTER
5. CHAMPION 100 SERIES STRAIGHT VALVE
6. CMU BLOCK (2 MINIMUM)
7. PEA GRAVEL

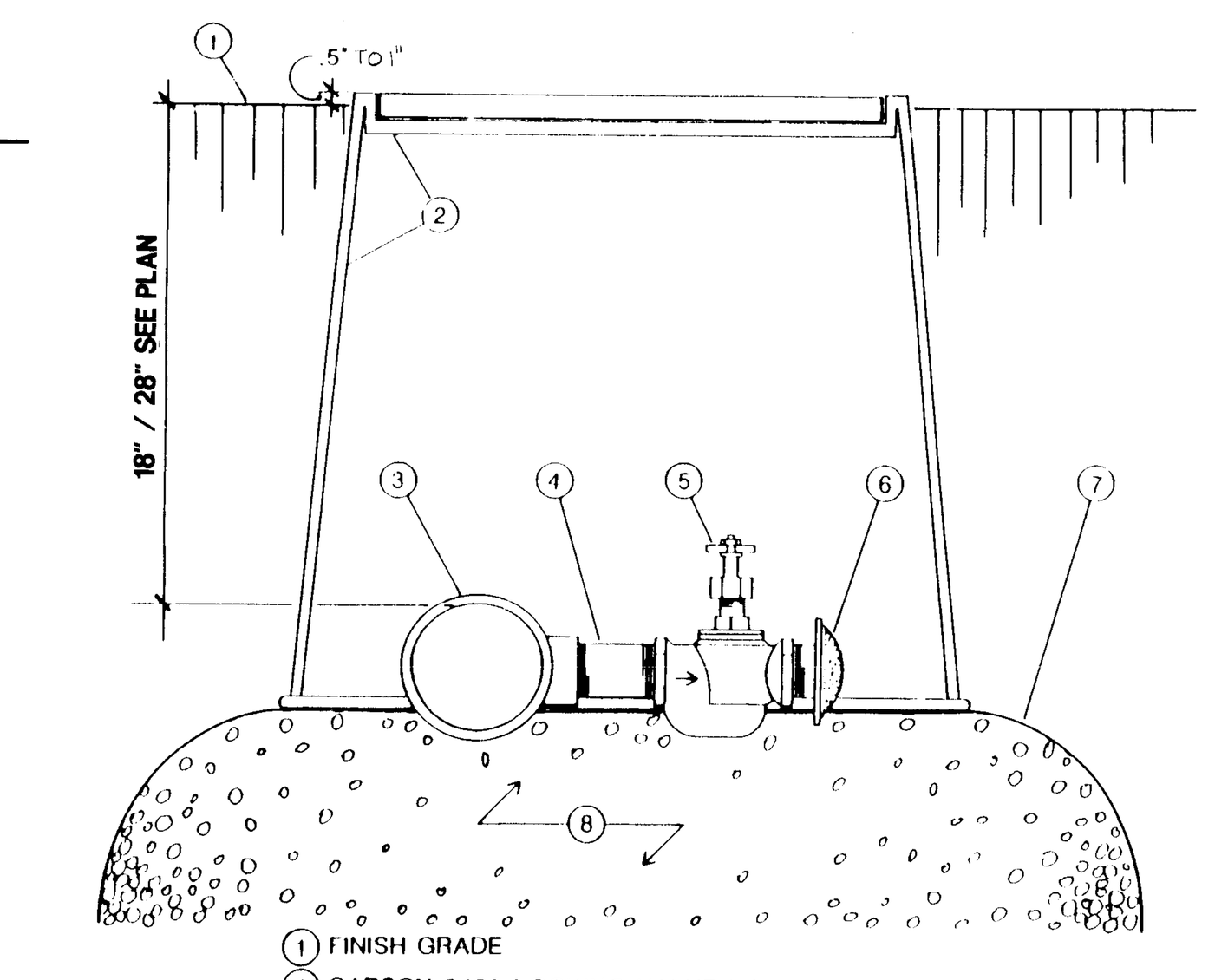
NOTE: COMPACT SUBGRADE TO 95%

4 / L101 MANUAL VALVE ASSEMBLY



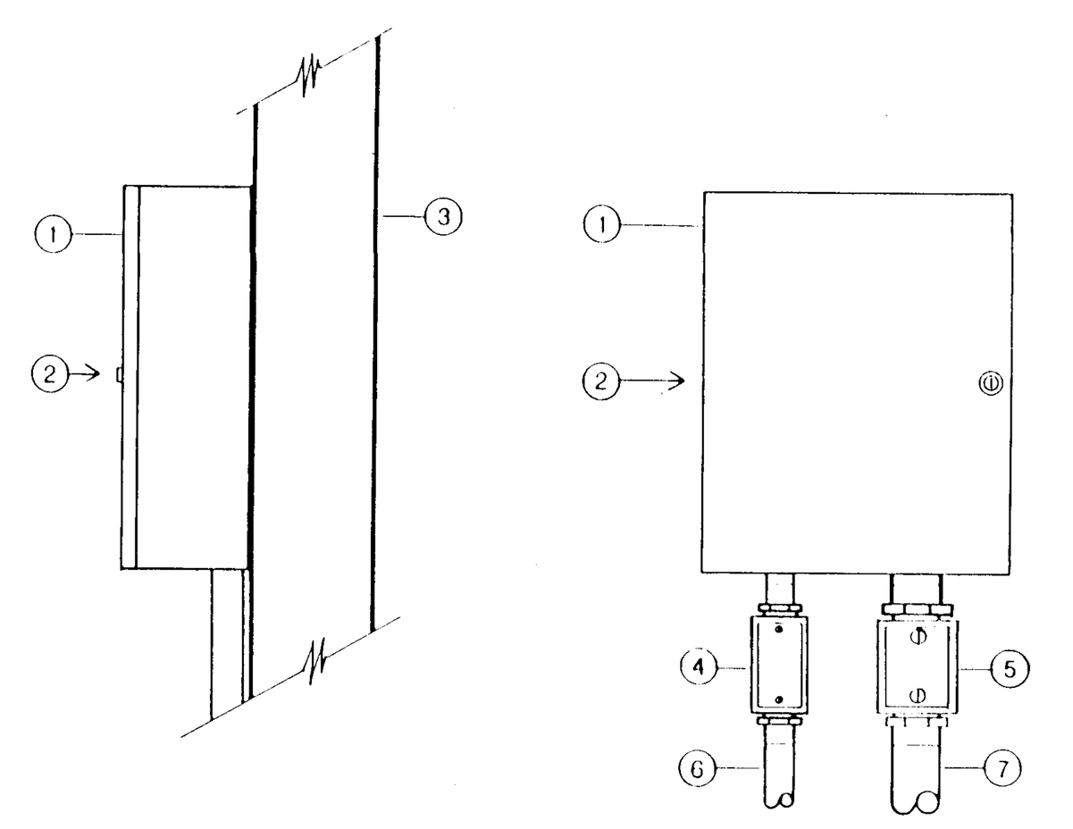
1. FINISH GRADE
2. CARSON DX-1015 SERIES VALVE BOX
3. QUICK COUPLING VALVE (SEE PLAN)
4. PEA GRAVEL
5. SCH 80 PVC NIPPLE - 24" LENGTH
6. SCH 80 PVC NIPPLE - 4" LENGTH
7. SCH 40 ELBOW
8. CMU BLOCK (2 MINIMUM)
9. PEGLAR B-68 GATE VALVE
10. 2" CLASS 160 PVC SLEEVE
11. MAINLINE TEE
12. SCH 80 PVC NIPPLE - 18" LENGTH

5 / L101 QUICK COUPLER VALVE ASSEMBLY — NTS



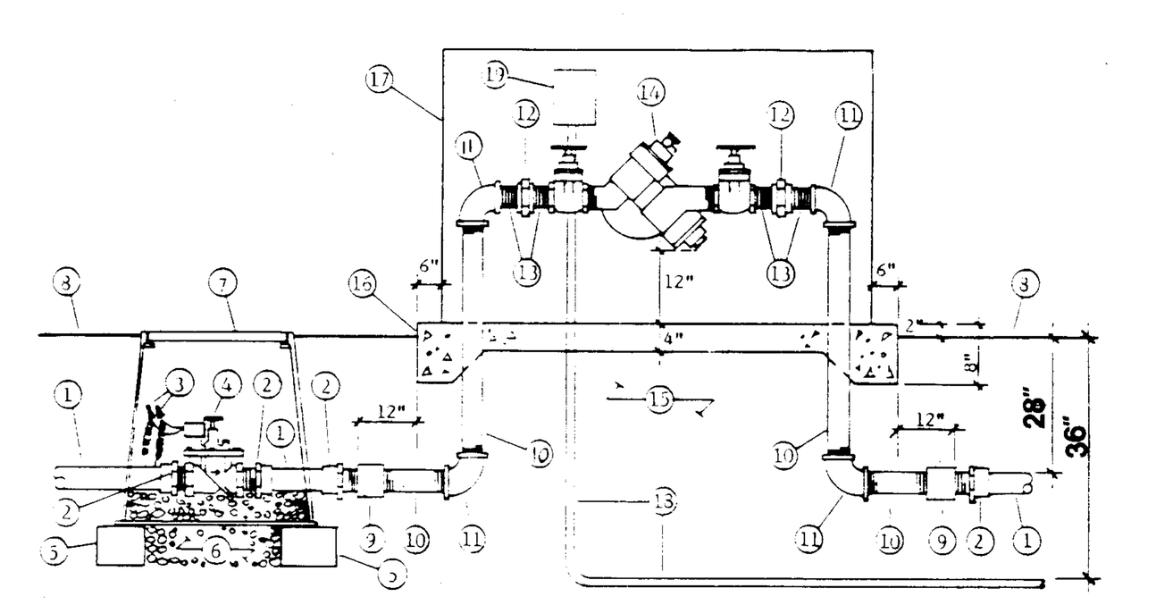
1. FINISH GRADE
2. CARSON 2400 LOCKING VALVE BOX WITH 6" EXTENSIONS AS REQUIRED
3. MAIN LINE OR LATERAL TEE
4. .75"x3" SCH. 80 PVC NIPPLE
5. CHAMPION 100-075-RS, .75" BRASS STRAIGHT VALVE WITH RISING STEM
6. KING .75", MIPT AUTOMATIC DRAIN
7. FILTER FABRIC
8. GRAVEL SUMP, 3 CUBIC FEET

6 / L101 MANUAL DRAIN ASSEMBLY — NTS



1. CONTROLLER (SEE IRRIGATION LEGEND), MOUNT SECURLY TO WALL
2. EYE LEVEL
3. WALL
4. 1/2" LB BOX
5. 1" LB BOX
6. 1/2" EMT CONDUIT (HOUSING 120VOLT, 12 GAUGE CONDUCTORS)
7. 1" CONDUIT (HOUSING 24VOLT CONDUCTORS)

7 / L101 CONTROLLER DETAIL — NTS



1. PVC MAIN LINE PIPING
2. PVC MALE ADAPTER
3. WATER PROOF CONNECTORS AND 36" EXPANSION LOOPS
4. MASTER VALVE, SEE IRRIGATION LEGEND
5. 8" x 8" x 16" CMU BLOCK
6. 2 CUBIC FEET 1" WASHED RIVER ROCK
7. AMETEK RECTANGULAR LOCKING VLAVE BOX WITH FOUR, 6" EXTENSIONS
8. FINISH GRADE
9. GALVANIZED COUPLING
10. GALVANIZED NIPPLE, LENGTH AS REQUIRED
11. GALVANIZED 90° ELL
12. GALVANIZED UNION
13. GALVANIZED CLOSE NIPPLE
14. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR, SEE IRRIGATION LEGEND
15. COMPACT SUBGRADE UNDER CONCRETE SLAB
16. 3000 PSI CONCRETE SLAB
17. HOT BOX, MODEL NO. 2, PREFABRICATED AND INSULATED BACKFLOW PREVENTOR ENCLOSURE
18. 1/2" CONDUIT HOUSING 240-VOLT 2# 10 W/ GROUND FROM PROPOSED PULL BOX TO NEAREST EXISTING ELECTRICAL PANEL
19. WATER PROOF PULL BOX FOR 240-VOLT CONDUCTORS AND CONNECTION POINT FOR THERMOLUX HEATING CABLE

A. THE CONTRACTOR SHALL INSTALL ENCLOSURE TO MANUFACTURER'S RECOMMENDATIONS AND PROVIDE NUTS, BOLTS AND WASHERS FOR ALL LOCKING POINTS OF ENCLOSURE. CONTRACTOR SHALL APPLY TWO COATS OF PAINT TO EXTERIOR OF ENCLOSURE. PAINT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
B. THE HEATING CABLE FOR FREEZE PROTECTION SHALL BE WINTERGARD MODEL NO. W621. INSTALL HEATING CABLE AROUND BACKFLOW PREVENTOR AND FITTINGS TO MANUFACTURERS RECOMMENDATIONS.
C. THE CONTRACTOR SHALL INSTALL A 20 AMP BREAKER IN EXISTING ELECTRICAL PANEL, LABEL ASSOCIATED BREAKER "BACKFLOW PREVENTOR HEAT CABLE."
D. ALL ELECTRICAL WORK AND MATERIALS SHALL MEET STATE AND LOCAL CODES AND COMPLY TO THE N.E.C.

8 / L101 MASTER VALVE AND BACKFLOW PREVENTER ASSEMBLY — NTS

IRRIGATION LEGEND

TORO 570C-4P POP-UP BUBBLER ASSEMBLY................................SEE DETAIL 2/L101
- SB-90-PC .5 GPM PRESSURE COMPENSATING STREAM BUBBLER
- SB-180-PC 1.0 GPM PRESSURE COMPENSATING STREAM BUBBLER
- SB-360-PC 2.0 GPM PRESSURE COMPENSATING STREAM BUBBLER
- FB-50-PC .5 GPM PRESSURE COMPENSATING FLOOD BUBBLER

TORO 570C-4P POP-UP SPRAY HEAD ASSEMBLY.............................SEE DETAIL 2/L101
- 12-Q-PC .5 GPM PRESSURE COMPENSATING NOZZLE - 90° ARC
- 12-H-PC 1.0 GPM PRESSURE COMPENSATING NOZZLE - 180° ARC
- 12-F-PC 2.0 GPM PRESSURE COMPENSATING NOZZLE - 360° ARC
- 12-270-PC 1.5 GPM PRESSURE COMPENSATING NOZZLE - 270° ARC
- 4-SST-PC 1.5 GPM PRESSURE COMPENSATING NOZZLE - SIDE STRIP

TORO XP-300 SERIES GEAR DRIVEN ROTARY SPRINKLER ASSEMBLY............SEE DETAIL 1/L101
- XP304-02 1.7 GPM @ 50 PSI; 90° ARC
- XP308-02 3.4 GPM @ 50 PSI; 180° ARC
- XP312-02 5.1 GPM @ 50 PSI; 270° ARC
- XP316-02 6.8 GPM @ 50 PSI; 360° ARC

WEATHERMATIC 8024BCR-20 2" BRASS MASTER VALVE WITH FEBCO 825Y-2 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.......................SEE DETAIL 8/L101

WEATHERMATIC 8024BCR-20 2" BRASS AUTOMATIC VALVE ASSEMBLY..........SEE DETAIL 3/L101

WEATHERMATIC 8024BCR-15 1-1/2" BRASS AUTOMATIC VALVE ASSEMBLY........SEE DETAIL 3/L101

WEATHERMATIC MK424 24 STATION AUTOMATIC CONTROLLER..................SEE DETAIL 7/L101

PEGLAR B-68 SERIES BRASS GATE VALVE ASSEMBLY-LINE SIZE...............SEE DETAIL 4/L101

TORO 474-00 QUICK COUPLER VALVE ASSEMBLY............................SEE DETAIL 5/L101

3/4" MANUAL DRAIN ASSEMBLY..SEE DETAIL 6/L101

- 2-1/2" SCH. 40 PVC SERVICE LINE - 30" BURY
- 2-1/2" CLASS 200 PVC MAINLINE PIPING-30" BURY
- CLASS 200 PVC LATERAL PIPING - 18" BURY (SIZE AS INDICATED)
- CLASS 200 PVC SLEEVE PIPE (2 SIZES LARGER THAN PIPE BEING SLEEVED)

IRRIGATION NOTES

1. THE CONTRACTOR SHALL INSTALL MANUAL DRAINS ON LATERAL PIPING TO INSURE COMPLETE DRAINAGE OF THE PIPING. (SEE MANUAL DRAIN ASSEMBLY.) INSTALL ONE MANUAL DRAIN PER ZONE, MINIMUM. LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. DRAIN LOCATIONS SHALL BE SHOWN ON AS-BUILT DRAWINGS.
2. ALL VALVE BOXES FOR MANUAL DRAINS AND AUTOMATIC VALVES SHALL BE INSTALLED AT A MINIMUM OF 18" FROM EDGES OF TURF.
3. ALL VALVE BOXES SHALL BE SUPPORTED BY CINDER BLOCKS, (MINIMUM 2 PER VALVE BOX). INSTALL BLOCKS IN A MANNER WHICH WILL PREVENT CONTACT WITH PIPING, WIRES, VALVES, ETC.
4. 24-VOLT CONDUCTORS SHALL BE RUN FROM THE CONTROLLER TO THE CLOSEST IRRIGATION TRENCH, MINIMIZING THE AMOUNT OF TRENCHING REQUIRED FOR THE INSTALLATION. THE CONTRACTOR SHALL REVIEW THE PROPOSED ROUTING OF THE 24-VOLT CONDUCTORS WITH THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. MINIMUM BURY FOR CONDUCTORS SHALL BE 30".
5. MARK ALL 24-VOLT WIRE ENDS WITH 3M STD-09 WIRE MARKER TAPE AT THE VALVE BOX AND CONTROLLER LOCATIONS.
6. THE CONTRACTOR SHALL SEQUENTIALLY WIRE VALVES TO CONTROLLER AS INDICATED ON PLAN (V-1 TO STATION ONE, V-2 TO STATION TWO AND V-3 TO STATION THREE, ETC.).
7. CONTROLLER STATION # 24 SHALL BE A DEDICATED "EMPTY" STATION TO PRESSURIZE MAINLINE FOR USE OF QUICK COUPLER VALVES.
8. THE CONTRACTOR SHALL CONNECT THE AUTOMATIC IRRIGATION CONTROLLER TO THE NEAREST 120-VOLT ELECTRICAL PANEL. INSTALLATION OF CONDUCTORS, CONDUITS ETC. SHALL MEET ALL LOCAL AND STATE CODES INCLUDING THE N.E.C. SEE ELECTRICAL PLAN FOR PERTINENT INFORMATION.
9. WHERE PROPOSED PIPING CROSSES EXISTING ASPHALT AND/OR CONCRETE, THE CONTRACTOR SHALL SAW-CUT, REMOVE AND PROPERLY DISPOSE OF WASTE, EXCAVATE, INSTALL SLEEVE PIPING, MAINS AND LATERALS. BACKFILL AND COMPACT TO 95%. CONTRACTOR SHALL REPLACE ASPHALT AND/OR CONCRETE TO MATCH EXISTING.
10. THE CONTRACTOR SHALL ADJUST ALL VALVES, BUBBLERS, AND SPRINKLERS FOR OPTIMUM COVERAGE, AND SHALL PROVIDE AND INSTALL NOZZLES OTHER THAN THOSE SPECIFIED AS INSTRUCTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
11. EXPOSED CONDUIT FOR 24 VOLT CONDUCTORS ABOVE GRADE AND OUTSIDE OF BUILDINGS SHALL BE RIGID STEEL CONDIUT.
12. ALL 24 VOLT WIRE SHALL BE MARKED WITH A 6" WIDE YELLOW MARKER TAPE AND MARKED "WARNING-ELECTRICAL". LAY MARKER TAPE HORIZONTALLY 4" ABOVE WIRE.
13. CONTRACTOR SHALL TAPE CLOSED ALL SLEEVE PIPE OPENINGS USING DUCT TAPE TO PREVENT DEBRIS FROM ENTERING SLEEVES.
14. 24 VOLT WIRE SHALL BE IN COMMON TRENCH WITH MAINLINE AND SHALL HAVE SEPERATE SLEEVE WHERE CROSSING ALL HARD CONSTRUCTION. ALL SLEEVE PIPING FOR 24 VOLT WIRE SHALL BE 1-1/4" CLASS 200 PVC.

26 3588 : 910892

MORROW & COMPANY
LANDSCAPE ARCHITECTS
210 La Veta Drive NE
Albuquerque, New Mexico 87108
505-268-2266

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **UNIVERSITY CENTER PARCEL 2**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	[signature]	8-22-91	Water	[signature]	8-21-91
Trans. Dev.	[signature]	8-15-91	Waste Water	[signature]	"
Hydrology	[signature]	8-22-91			
Parks and Recreation	[signature]	2/26/91			

PROJECT NO.	MAP NO.	SHEET	OF
3588.91	L-15	8	11

HOLMES SABATINI EEDS
ARCHITECTS
202 Central Avenue SE
Post Office Box 25106
Albuquerque, New Mexico
505/247-3705 87125
Architect

Engineer

STATE OF NEW MEXICO — BAKER H. MORROW — NO. 2 — REGISTERED LANDSCAPE ARCHITECT

Project

UNIVERSITY CENTER – Parcel 2, Phase I
1001 University Boulevard S.E.
Albuquerque, New Mexico

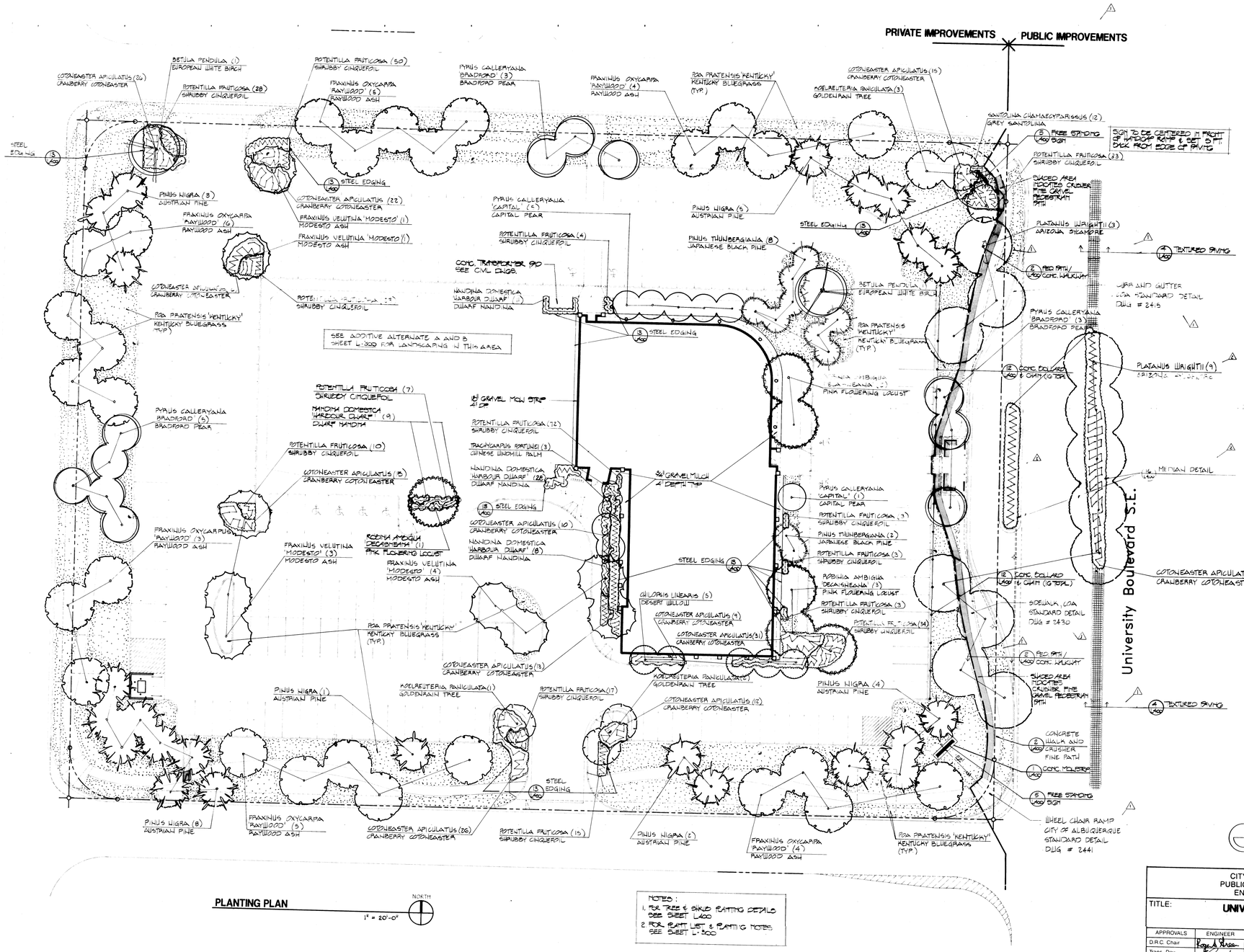
Drawing Title:
IRRIGATION DETAILS

Revisions:

Date: 8/90

HSE Project: 8903

Drawing: L-101



PLANTING PLAN

1" = 20'-0"

NORTH

NOTES:
1. FOR TREE & SHRUB PLANTING DETAILS SEE SHEET L-400
2. FOR PLANT LIST & PLANTING NOTES SEE SHEET L-300

HOLMES SABATINI EEDS
ARCHITECTS
202 Central Avenue SE
Post Office Box 25106
Albuquerque, New Mexico 87125
505/247-3705

Architect

Engineer

STATE OF NEW MEXICO
WILLIS H. MORROW
NO. 3
REGISTERED LANDSCAPE ARCHITECT

Project

UNIVERSITY CENTER – Parcel 2, Phase I
1001 University Boulevard S.E.
Albuquerque, New Mexico

MORROW & COMPANY
LANDSCAPE ARCHITECTS
210 La Veta Drive NE
Albuquerque, New Mexico 87108
505-268-2266

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	3	5	8	8	9	1	0	4	9	2			

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **UNIVERSITY CENTER PARCEL 2**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Roger L. Green	8-22-91	Water	Al Ulibarri	8-21-91
Trans. Dev.	[illegible]	8-15-91	Waste Water	AUD	"
Hydrology	D. Wilson	8-22-91			
Parks and Recreation	T. Sienk	8/26/91			

PROJECT NO. 3588.91 | MAP NO. L-15 | SHEET 9 OF 11

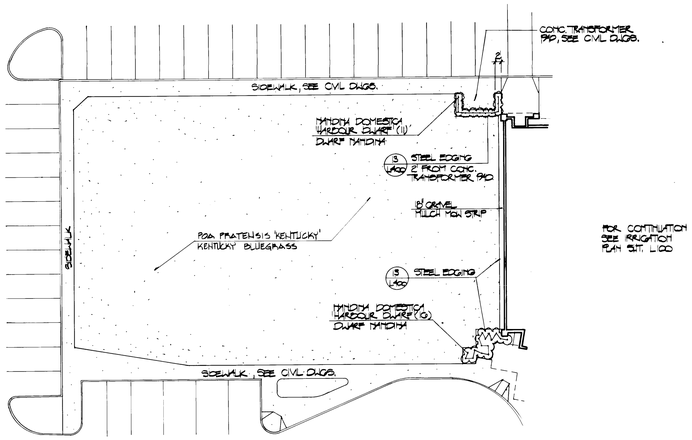
Drawing Title: **LANDSCAPE PLANTING & CONSTRUCTION PLAN**

Revisions:
1. 10-31-90
2. 11-15-90

Date: 8/90

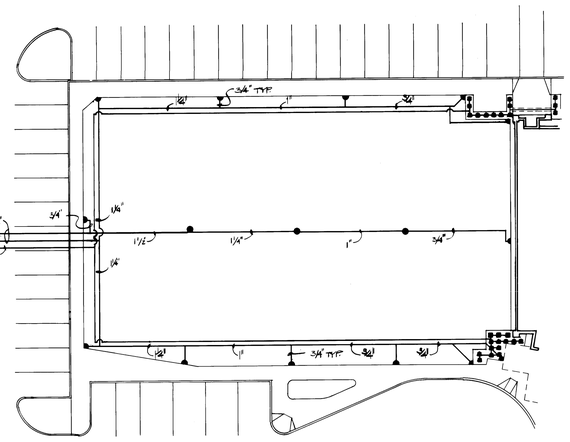
HSE Project: 8903

Drawing: **L-200**



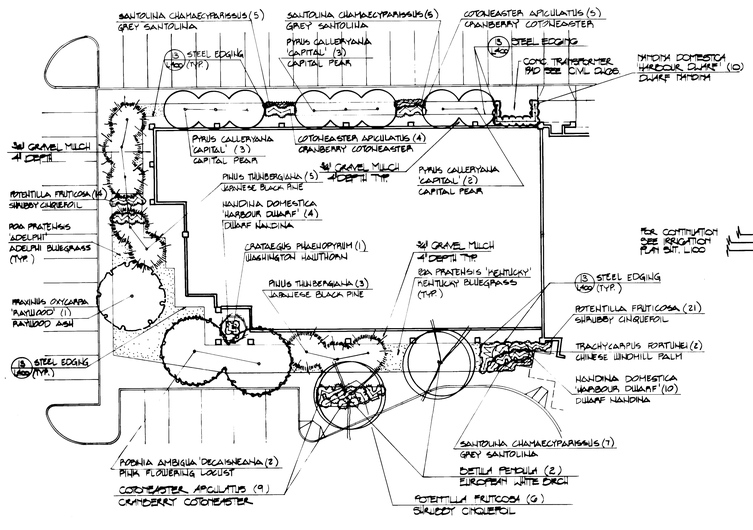
LANDSCAPING PLAN - ADDITIVE ALTERNATE 'A'

SCALE : 1" = 20' - 0"



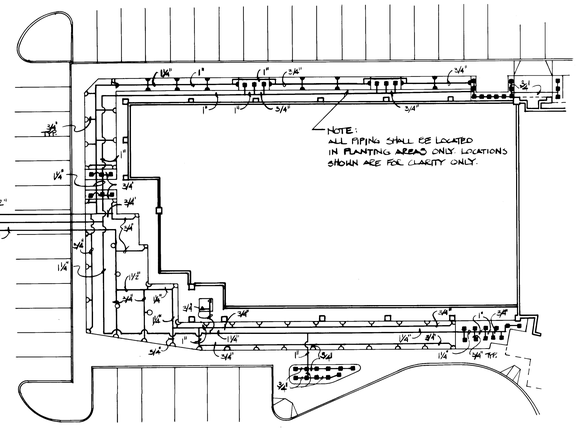
IRRIGATION PLAN - ADDITIVE ALTERNATE 'A'

SCALE : 1" = 20' - 0"



LANDSCAPING PLAN - ADDITIVE ALTERNATE 'B'

SCALE : 1" = 20' - 0"



IRRIGATION PLAN - ADDITIVE ALTERNATE 'B'

SCALE : 1" = 20' - 0"

PLANTING NOTES

1. In case of discrepancy in plant quantities shown on the Plant List and those shown on the Planting Plans, the quantities shown on the plans shall govern.
2. Quantities shown on the Plant List are estimates only. Contractor shall verify all quantities prior to bid and installation. No additional payment will be made for any discrepancies in quantities between the Planting Plans and the Plant List.
3. See Sheet L400 for Tree and Shrub Planting Details.
4. A 2" depth of splintered decorative bark mulch shall be installed throughout all shrub beds and under tree grates.
5. A 36" diameter ring of 2" depth bark mulch shall be provided at the base of all trees outside shrub beds.
6. If there is a discrepancy between the container size listed under "Remarks" of the plant legend and caliper size and height listed under "Size", the Contractor is to provide the size listed under the "Size" catagory even if the larger container size is noted under "Remarks", at no additional cost to the Owner.
7. All existing gravel above 2" in diameter is to be removed from the project site.
8. For Site lighting see electrical drawings for further information.
9. For hard landscape details see architectural drawings.

PLANT LEGEND - PLANTING PLAN SHT. L200

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES				
Betula pendula	European White Birch	2	1-1/2" cal., 10'-12' ht.	15 gallon
Chilopsis linearis	Desert Willow	5	1-1/2" cal., 6'-8' ht.,	15 gallon
Fraxinus oxycarpa 'Raywood'	Raywood Ash	27	1-1/2" cal., 10'-12' ht.	15 gallon
Fraxinus velutina 'Modesto'	Modesto Ash	9	1-1/2" cal., 10'-12' ht.	15 gallon
Koelreuteria paniculata	Goldenrain Tree	6	1-1/2" cal., 8' - 10' ht.	15 gallon
Pinus nigra	Austrian Pine	23	4'- 6' ht.	15 gallon
Pinus thunbergiana	Japanese Black Pine	10	5'-7' ht.	15 gallon
Platanus wrightii	Arizona Sycamore	12	1-1/2" cal., 10'-12' ht.	15 gallon
Pyrus calleryana 'Bradford'	Bradford Pear	11	1-1/2" cal., 8' - 10' ht.	15 gallon
Pyrus calleryana 'Capital'	Capital Pear	6	1-1/2" cal., 8' - 10' ht.	15 gallon
Robinia ambigua 'Decaisneana'	Pink Flowering Locust	6	1-1/2" cal., 10'-12' ht.	15 gallon
Trachycarpus fortunei	Chinese Windmill Palm	3	5'-7' ht.	15 gallon
SHRUBS				
Cotoneaster apiculatus	Cranberry Cotoneaster	296	Min. 12" ht., 18" spd.	5 gallon 4' o.c.
Nandina domestica 'Harbour Dwarf'	Dwarf Nandina	51	Min. 8" ht.	1 gallon, 2' o.c.
Potentilla fruticosa	Shrubby Cinquefoil	302	12"-18" ht.	5 gallon, 2' o.c.
GROUNDCOVER				
Poa pratensis 'Kentucky'	Kentucky Bluegrass	46,406 SF	---	Sod
Santolina chamaecyparissus	Grey Santolina	12	Min. 6" ht.	1 gallon 2' o.c.

PLANT LEGEND - ADDITIVE ALTERNATE 'A'

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
GROUNDCOVER				
Poa pratensis 'Kentucky'	Kentucky Bluegrass	16,000 SF	---	Sod
SHRUB				
Nandina domestica 'Harbour Dwarf'	Dwarf Nandina	27	Min. 8" ht.	1 gallon 2' o.c.

PLANT LEGEND - ADDITIVE ALTERNATE 'B'

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES				
Betula pendula	European White Birch	2	1-1/2" cal., 10'-12' ht.	15 gallon
Crataegus phaenopyrum	Washington Hawthorn	1	1-1/2" cal., 8'-10' ht.	15 gallon
Fraxinus oxycarpa 'Raywood'	Raywood Ash	1	1-1/2" cal., 10'-12' ht.	15 gallon
Pinus thunbergiana	Japanese Black Pine	8	5'-7' ht.	15 gallon
Pyrus calleryana 'Capital'	Capital Pear	8	1-1/2" cal., 8' - 10' ht.	15 gallon
Robinia ambigua 'Decaisneana'	Pink Flowering Locust	2	1-1/2" cal., 10'-12' ht.	15 gallon
Trachycarpus fortunei	Chinese Windmill Palm	2	5'-7' ht.	15 gallon
SHRUBS				
Cotoneaster apiculatus	Cranberry Cotoneaster	18	Min. 12" ht., 18" spd.	5 gallon 4' o.c.
Nandina domestica 'Harbour Dwarf'	Dwarf Nandina	24	Min. 8" ht.	1 gallon, 2' o.c.
Potentilla fruticosa	Shrubby Cinquefoil	41	12"-18" ht.	5 gallon, 2' o.c.
GROUNDCOVER				
Poa pratensis 'Kentucky'	Kentucky Bluegrass	3,324 SF	---	Sod
Santolina chamaecyparissus	Grey Santolina	17	Min. 6" ht.	1 gallon 2' o.c.

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
2 C 3 5 9 8 9 1 1 0 9 2

Drawing Title:
ADDITIVE ALTERNATE PLANTING ,IRRIGATION PLANS, & LEGENDS

Revisions:
⚠ 11-15-90

Date: 8/90

HSE Project: 8903

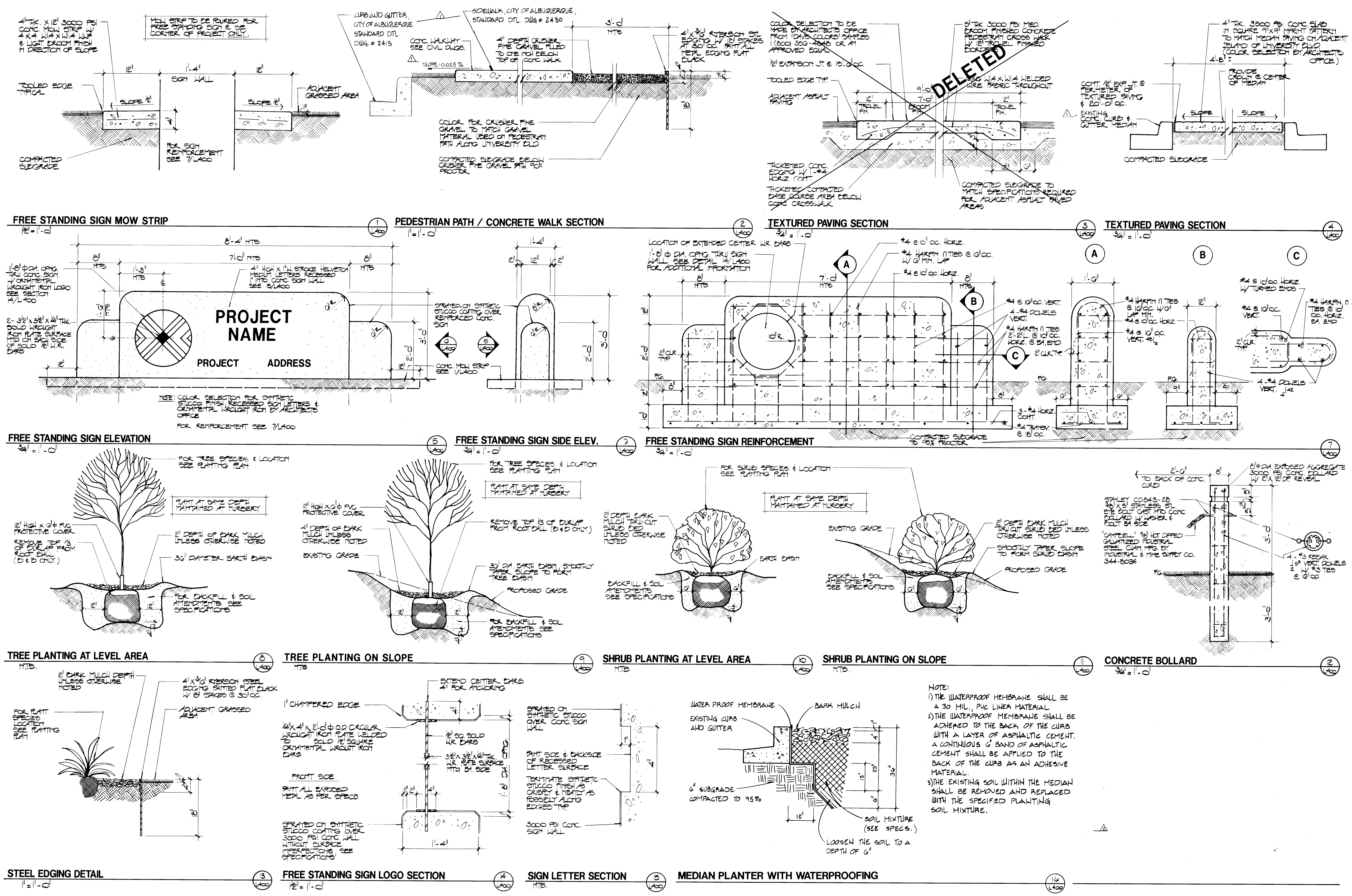
Drawing: **L-300**

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **UNIVERSITY CENTER PARCEL 2**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		8-22-91	Water		8-21-91
Trans. Dev.		8-5-91	Waste Water	"	
Hydrology		8-22-91			
Parks and Recreation		2/26/91			

PROJECT NO. 3588.91 | MAP NO. L-15 | SHEET 10 OF 11



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNIVERSITY CENTER
PARCEL 2

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		8-15-91	Water		8-21-91
Trans. Dev.		8-15-91	Waste Water		"
Hydrology		8-22-91			
Parks and Recreation		2/26/91			

PROJECT NO. 3588.91 | MAP NO. L-15 | SHEET 11 OF 11

Drawing Title:
PLANTING & CONSTRUCTION DETAILS

Revisions:
10-31-90
11-16-90

Date: 8/90
HSE Project: 8903
Drawing:
L-400