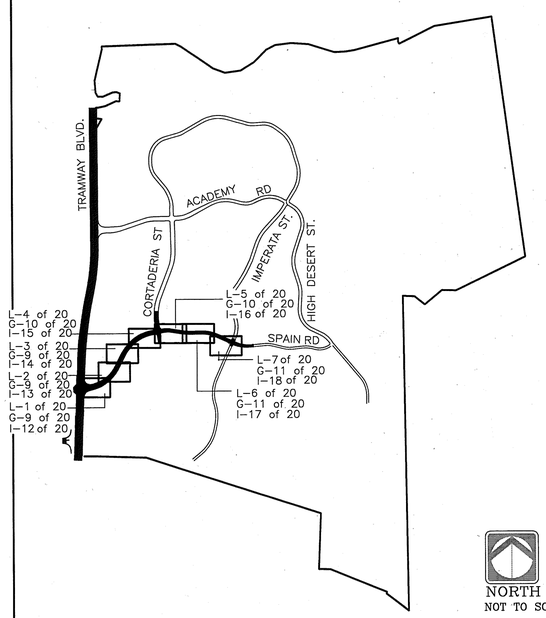
HIGH DESERT STREETSCAPE: PHASE 5
SPAIN ROAD (SOUTH SIDE) from Tramway Blvd. to Imperata ST.

DESIGNWORKSHOP, Inc.
ISSUED FOR CONSTRUCTION
DATE: DECEMBER 18, 1996

HIGH DESERT
Albuquerque, New Mexico

Reference Map and Sheet Index



NORTH
NOT TO SCALE

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 2-5-98

Design Team

Owner:
High Desert Investment Corporation
13000 Academy Road, NE
Albuquerque, NM 87111
(505) 823-9360
Mr. Douglas H. Collister

Landscape Architect:
Design Workshop, Inc.
9621 4th Street, NW
Albuquerque, NM 87114
(505) 890-1815
Mr. Keith Simon

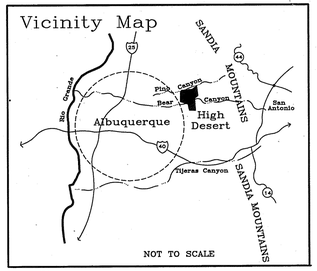
Irrigation/Landscape Consultant:
Bohannan-Huston, Inc.
Courtyard 1
7500 Jefferson St., NE
Albuquerque, NM 87109
(505) 823-1000
Mr. George Radnovich, Irrigation

Approvals

High Desert Investment Corporation

DATE

Vicinity Map



NOT TO SCALE

Notes

1. EXISTING CONDITIONS FROM: BOHANNAN-HUSTON, INC. CONSTRUCTION PLANS FOR HIGH DESERT
2. 48 HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT: CALL BEFORE YOU DIG 1-260-1990.
3. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS. ALL GRADING AS IS. VISIT SITE TO VERIFY.
4. NEITHER THE OWNER, BOHANNAN-HUSTON, NOR DESIGN WORKSHOP, INC., ASSUMES ANY RESPONSIBILITY FOR THE UTILITES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG 1-260-1990). THE CONTRACTOR TO CHECK PLANS IN HIGH DESERT CONSTRUCTION OFFICE.
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE CITY OF ALBUQUERQUE AT NO EXPENSE TO THE OWNER.
6. THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMITT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECFICATIONS.
7. NO PLANT MATERIALS WITHIN CLEAR SIGHT TRIANGLES TO BE GREATER THAN 24" HT.
8. EXCAVATION FOR PLANTS TO BE 1'-0" MINIMUM BACK FROM EDGE OF CURB.

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I - 20 OF 20 DETAIL SHEET

Abbreviations

BW	BOTTOM OF WALL
CL	CENTER LINE
EJ	EXPANSION JOINT
EQ	EQUAL
FG	FINISHED GRADE
N.I.C.	NOT IN CONTRACT
SJ	SCORE JOINT
ST. PT.	STATION POINT
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL

Legend

PROJECT BOUNDARY	
PROPOSED CURB & GUTTER	
EXISTING EDGE OF ROADWAY	
ELECTRICAL LINE	EL
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SAS
WATER LINE	WL
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
GUTTER	

Notice to Contractors

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILTIY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE
- ☐ TACT 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 DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

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 SPECIFICATION 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 EXISITING LINES.
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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 EFFORT.
4. CENTERLINE MONUMENTS ARE EXISTING AND SHALL NOT BE DISTURBED. 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 CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS 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. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO — KEITH D. SIMON 266 REGISTERED LANDSCAPE ARCHITECT

APPROVALS	ENGINEER	DATE
DCR Chairman	Billy J. Jackson	1-2-97
Transportation	[illegible]	1-2-97
Water/Wastewater	N/A MS	1-2-97
Hydrology	[illegible]	1-2-97
Parks	[illegible]	1-2-97
Constr. Mngmt.		

****
APPROVED FOR CONSTRUCTION

City Engineer — Date 2/21/97

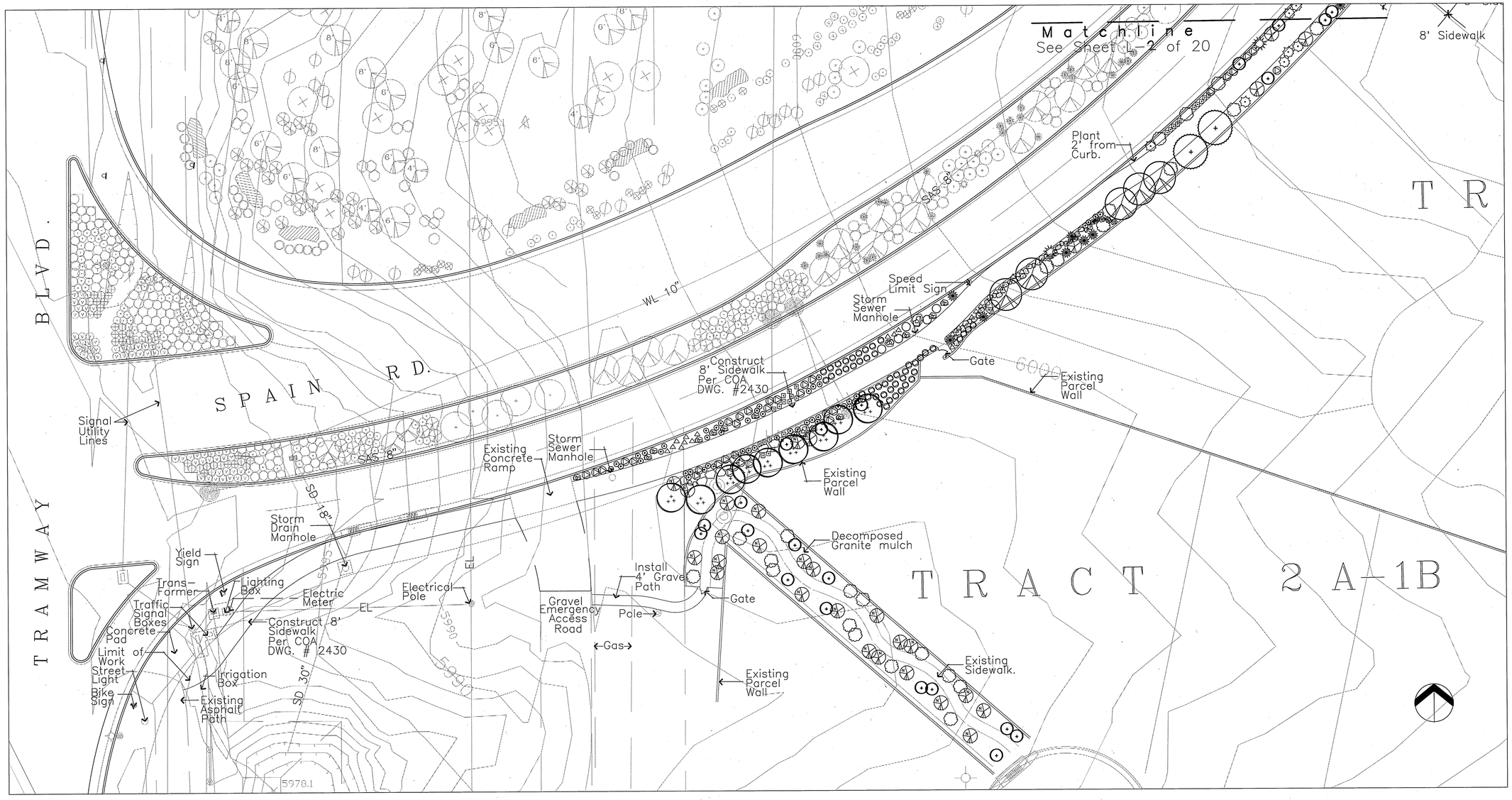
City Project Number: 5189.93

Sheet L-0 OF 20

STATE OF NEW MEXICO — DAVID LANIELL 121 REGISTERED LANDSCAPE ARCHITECT

AS BUILT 2-2-98

26-5189.93 0197



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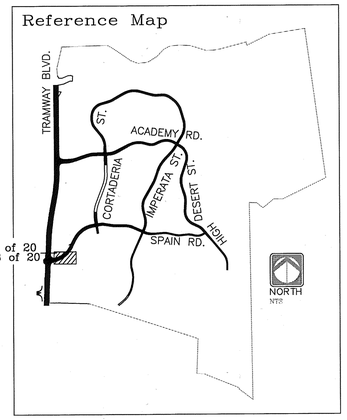


PLANT KEY

Trees (Common Name)

5	Pinon Pine
2	Gambel Oak
9	New Mexico Olive

Shrubs/Grasses (Common Name)

4	Chamisa (dwarf)
26	Chamisa
19	Apache Plume
24	Skunk Sumac
2	Cholla
7	Yucca
0	Brownspine Prickly pear
0	Red Yucca
5	Winterfat
49	Blue avena grass
5	Bear grass
0	Blue mist

Herbaceous (Common Name)

0	Wormwood
33	Autumn Sage
23	Perky Sue
28	Blue Flax
47	Paper flower
	Wildflower Seed Mix
17	Boulders
80 L.F.	Boulder Wall

SCALE: 1" = 20'-0"

0' 10' 20' 60'

26-5189.93 0297

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
STRUCTURE INSPECTED BY DATE
ACCEPTANCE DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH D. SIMON
266
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY AD	DATE 12/18/96	
DRAWN BY AD	DATE 12/18/96	
CHECKED BY KS	DATE 12/18/96	

DESIGNWORKSHOP

9621 4TH STREET NW
Albuquerque, NM
87114
(Tel.) 505.890.1815
(Fax) 505.890.1817

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

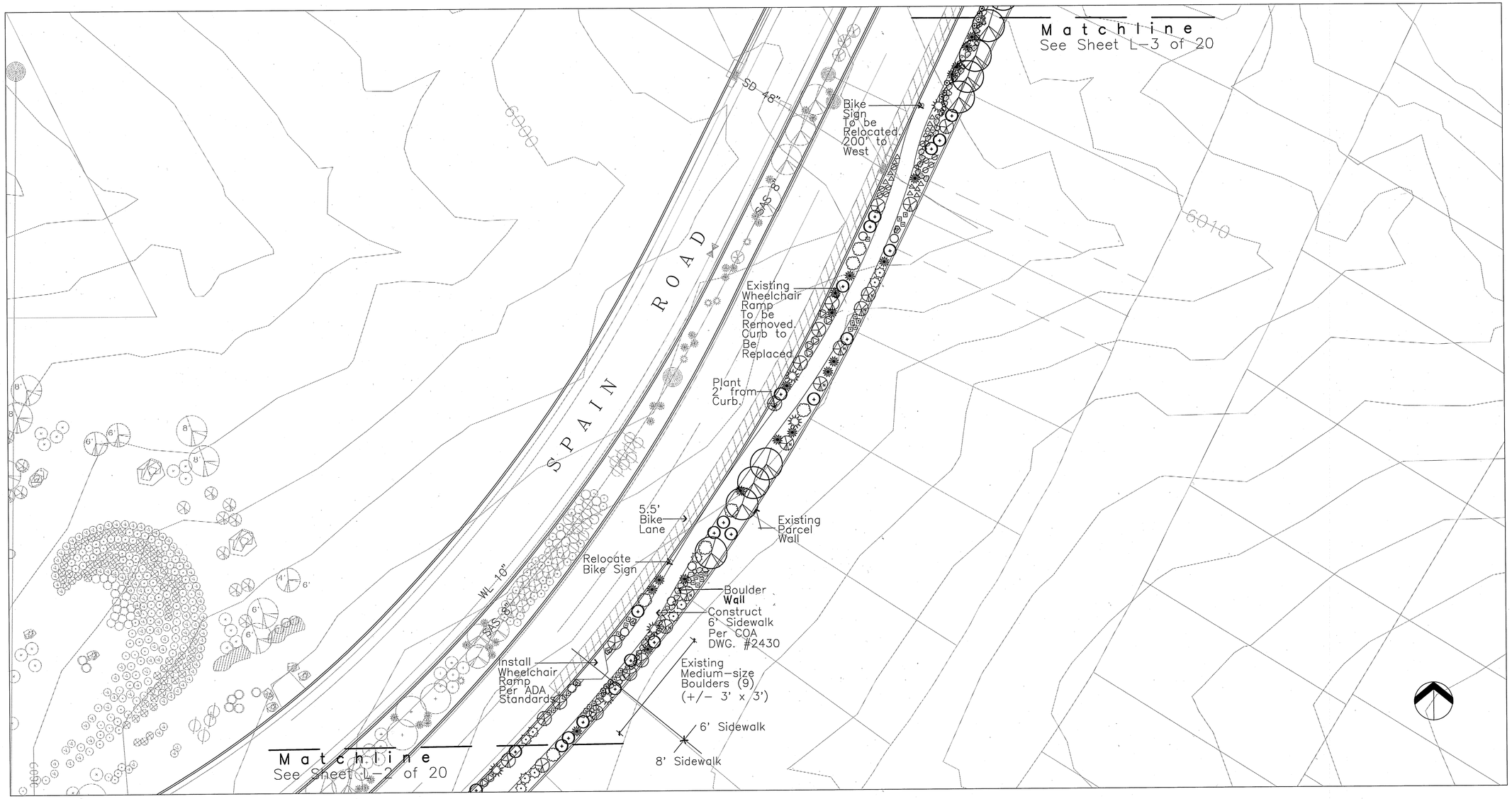
City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5189.93

Zone Map No. E-23, F-23

Sheet L-1 of 20 Of



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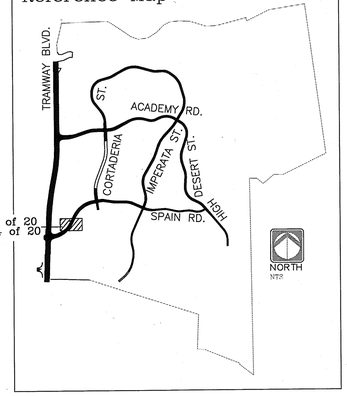

PLANT KEY

Trees (Common Name)		Shrubs/Grasses (Common Name)		Herbaceous (Common Name)	
8	Pinon Pine	13	Chamisa (dwarf)	10	Wormwood
0	Gambel Oak	7	Chamisa	5	Autumn Sage
0	New Mexico Olive	19	Apache Plume	15	Perky Sue
		6	Skunk Sumac	30	Blue Flax
		5	Cholla	0	Paper flower
		20	Yucca		
		0	Brownspine Prickly pear		Wildflower Seed Mix
		0	Red Yucca	4	Boulders
		7	Winterfat	150 L.F.	Boulder Wall
		8	Blue avena grass		
		6	Bear grass		
		0	Blue mist		

SCALE: 1" = 20'-0"

0' 10' 20' 60'

DESIGNWORKSHOP

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(Fax) 505.890.1817

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH D. SIMON
266
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY AD DATE 12/18/96
DRAWN BY AD DATE 12/18/96
CHECKED BY KS DATE 12/18/96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5189.93

Zone Map No. E-23, F-23

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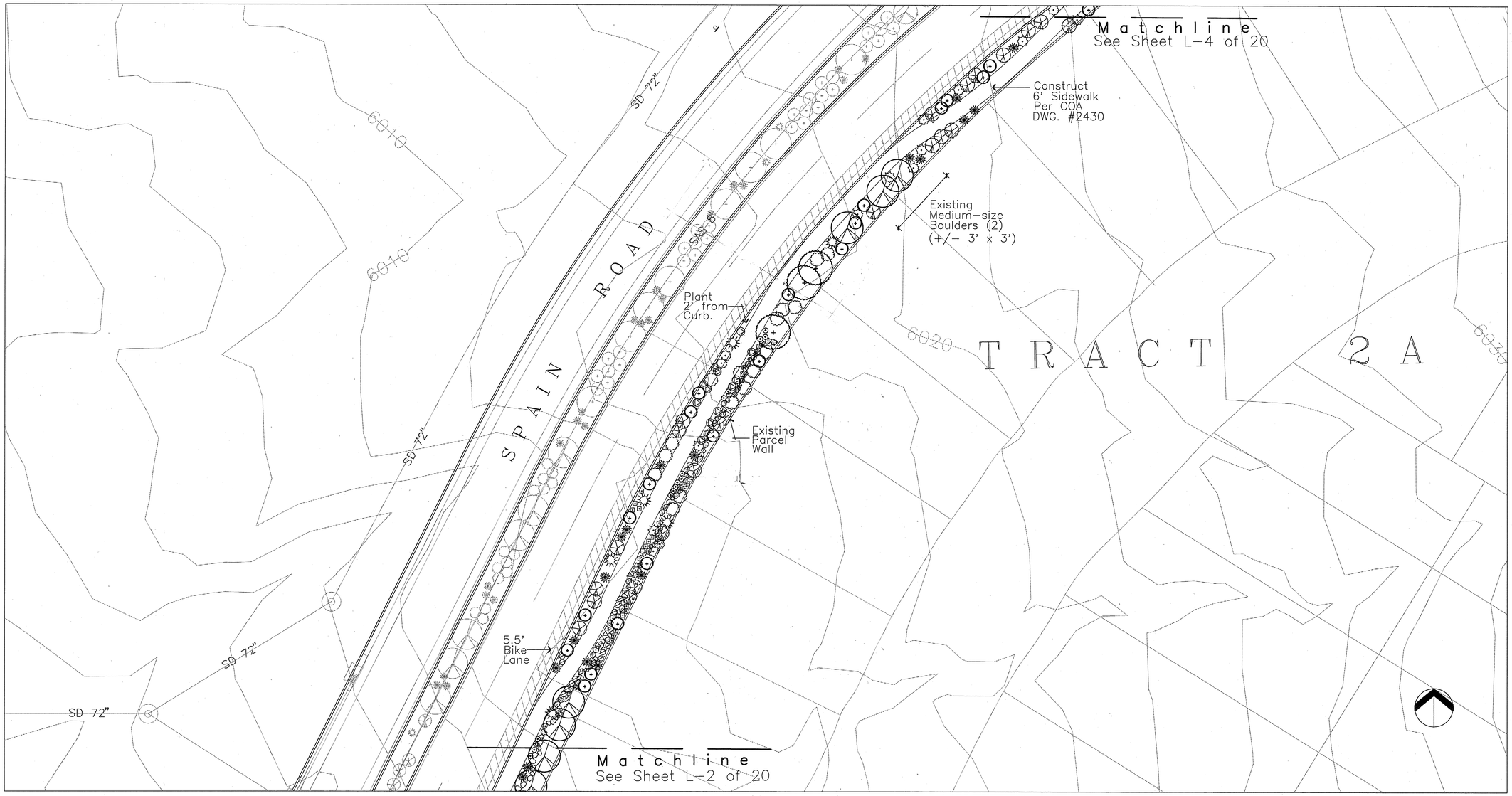
26-5189.93 03971



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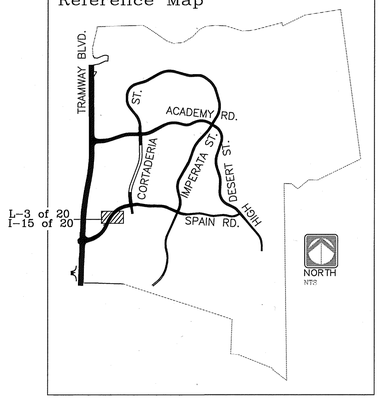

PLANT KEY

Trees (Common Name)		Shrubs/Grasses (Common Name)		Herbaceous (Common Name)	
5	Pinon Pine	18	Chamisa (dwarf)	12	Wormwood
3	Gambel Oak	4	Chamisa	13	Autumn Sage
0	New Mexico Olive	20	Apache Plume	7	Perky Sue
		16	Skunk Sumac	17	Blue Flax
		6	Cholla	0	Paper flower
		16	Yucca		
		0	Brownspine Prickly pear		Wildflower Seed Mix
		0	Red Yucca	0	Boulders
		13	Winterfat	180 L.F.	Boulder Wall
		14	Blue avena grass		
		0	Bear grass		
		0	Blue mist		

SCALE: 1" = 20'-0"

0' 10' 20' 60'

26-5189.93 0497

DESIGNWORKSHOP

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
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AS-BUILT INFORMATION

CONTRACTOR NOTES STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

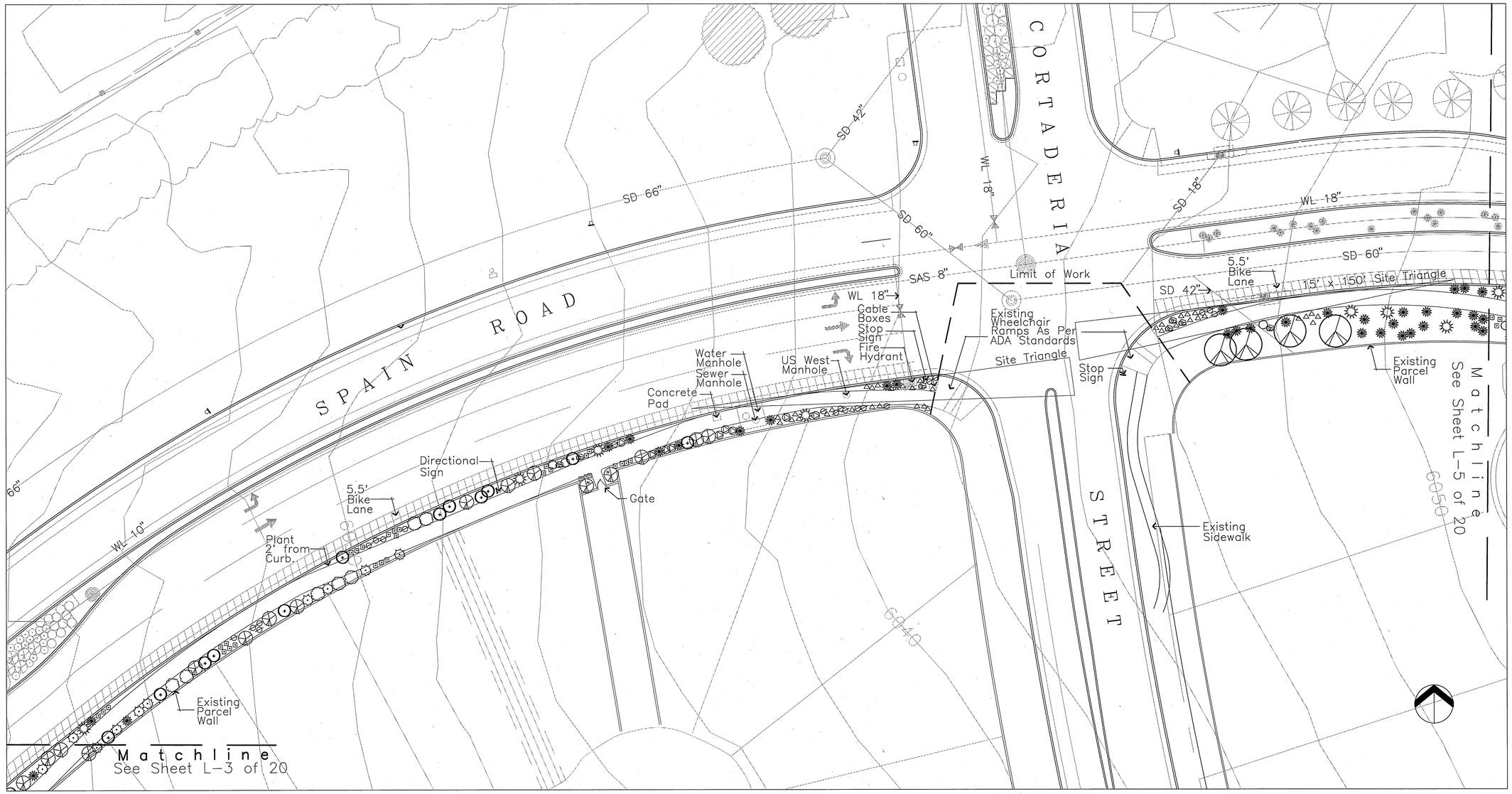
LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH D. SIMON
295
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	DATE	REMARKS	BY

		DATE
DESIGNED BY	AD	12/18/96
DRAWN BY	AD	12/18/96
CHECKED BY	KS	12/18/96



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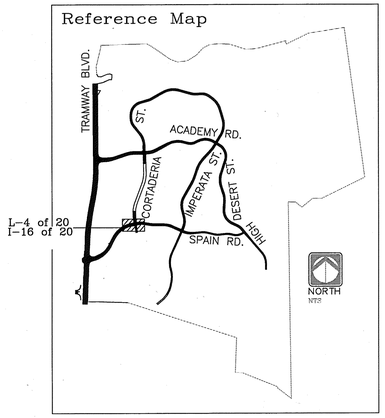

PLANT KEY

Trees (Common Name)		Shrubs/Grasses (Common Name)		Herbaceous (Common Name)	
4	Pinon Pine	10	Chamisa (dwarf)	21	Wormwood
0	Gambel Oak	2	Chamisa	9	Autumn Sage
0	New Mexico Olive	12	Apache Plume	36	Perky Sue
		7	Skunk Sumac	30	Blue Flax
		7	Cholla	0	Paper flower
		33	Yucca		
		0	Brownspine Prickly pear		Wildflower Seed Mix
		0	Red Yucca	7	Boulders
		8	Winterfat	0 L.F.	Boulder Wall
		0	Blue avena grass		
		3	Bear grass		
		0	Blue mist		

SCALE: 1" = 20'-0"

0' 10' 20' 60'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5189.93 0597

DESIGNWORKSHOP

9621 4TH STREET NW
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AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
KEITH D. SIMON
258
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	AD	12/18/96
DRAWN BY	AD	12/18/96
CHECKED BY	KS	12/18/96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5189.93

Zone Map No. E-23, F-23

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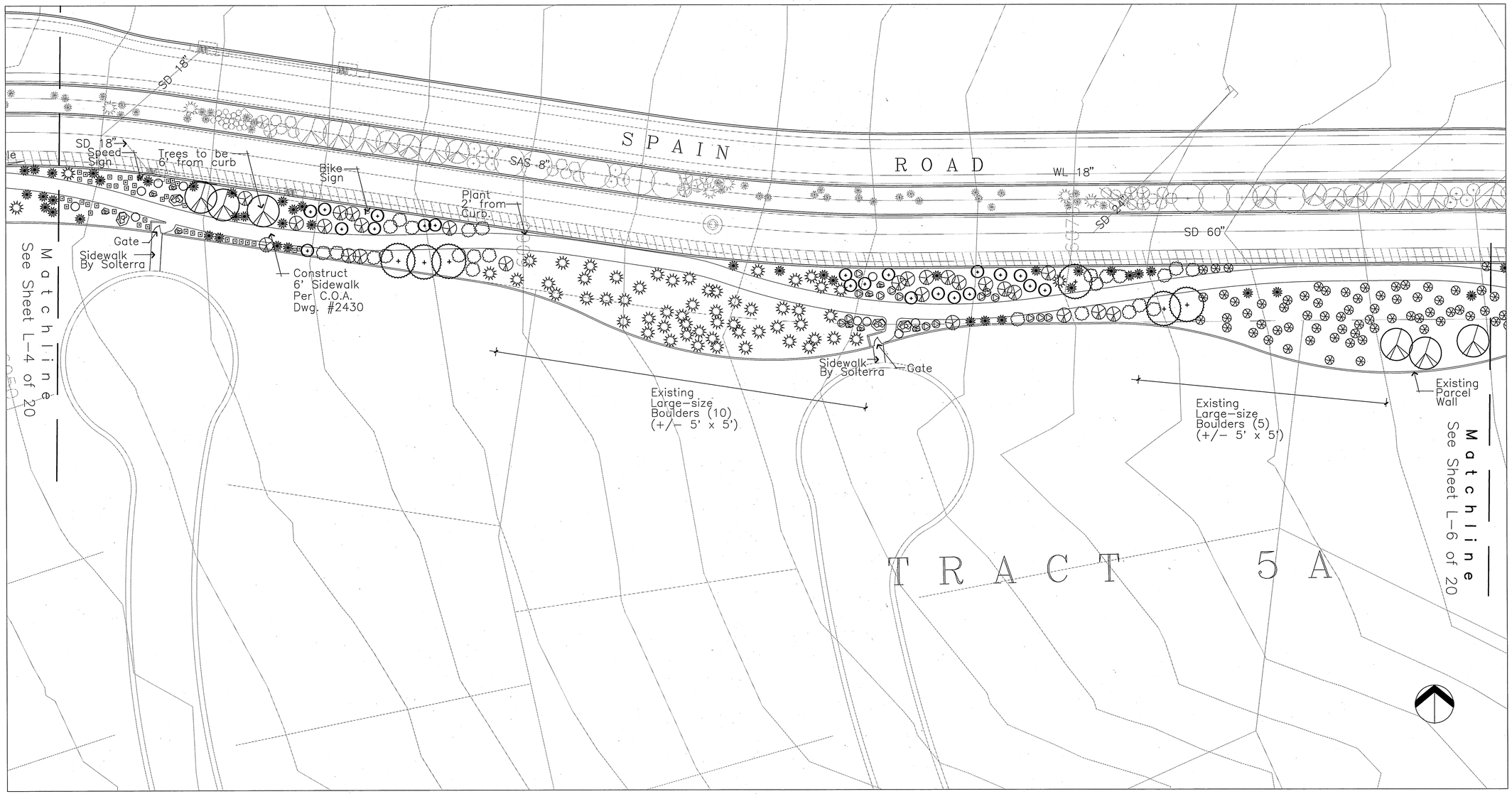

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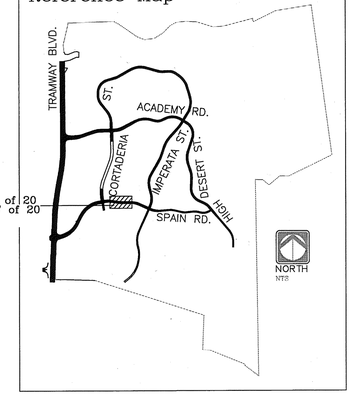

PLANT KEY

Trees (Common Name)		Shrubs/Grasses (Common Name)		Herbaceous (Common Name)	
6	Pinon Pine	25	Chamisa (dwarf)	0	Wormwood
6	Gambel Oak	0	Chamisa	15	Autumn Sage
0	New Mexico Olive	21	Apache Plume	0	Perky Sue
		25	Skunk Sumac	41	Blue Flax
		57	Cholla	0	Paper flower
		35	Yucca		
		0	Brownspine Prickly pear		Wildflower Seed Mix
		63	Red Yucca	13	Boulders
		0	Winterfat	0 L.F.	Boulder Wall
		0	Blue avena grass		
		10	Bear grass		
		0	Blue mist		

SCALE: 1" = 20'-0"

0' 10' 20' 60'

26-5189.93 0697

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH D. SIMON
286
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	AD	DATE 12/18/96
DRAWN BY	AD	DATE 12/18/96
CHECKED BY	KS	DATE 12/18/96

DESIGNWORKSHOP

9621 4TH STREET NW
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(Fax) 505.890.1817

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

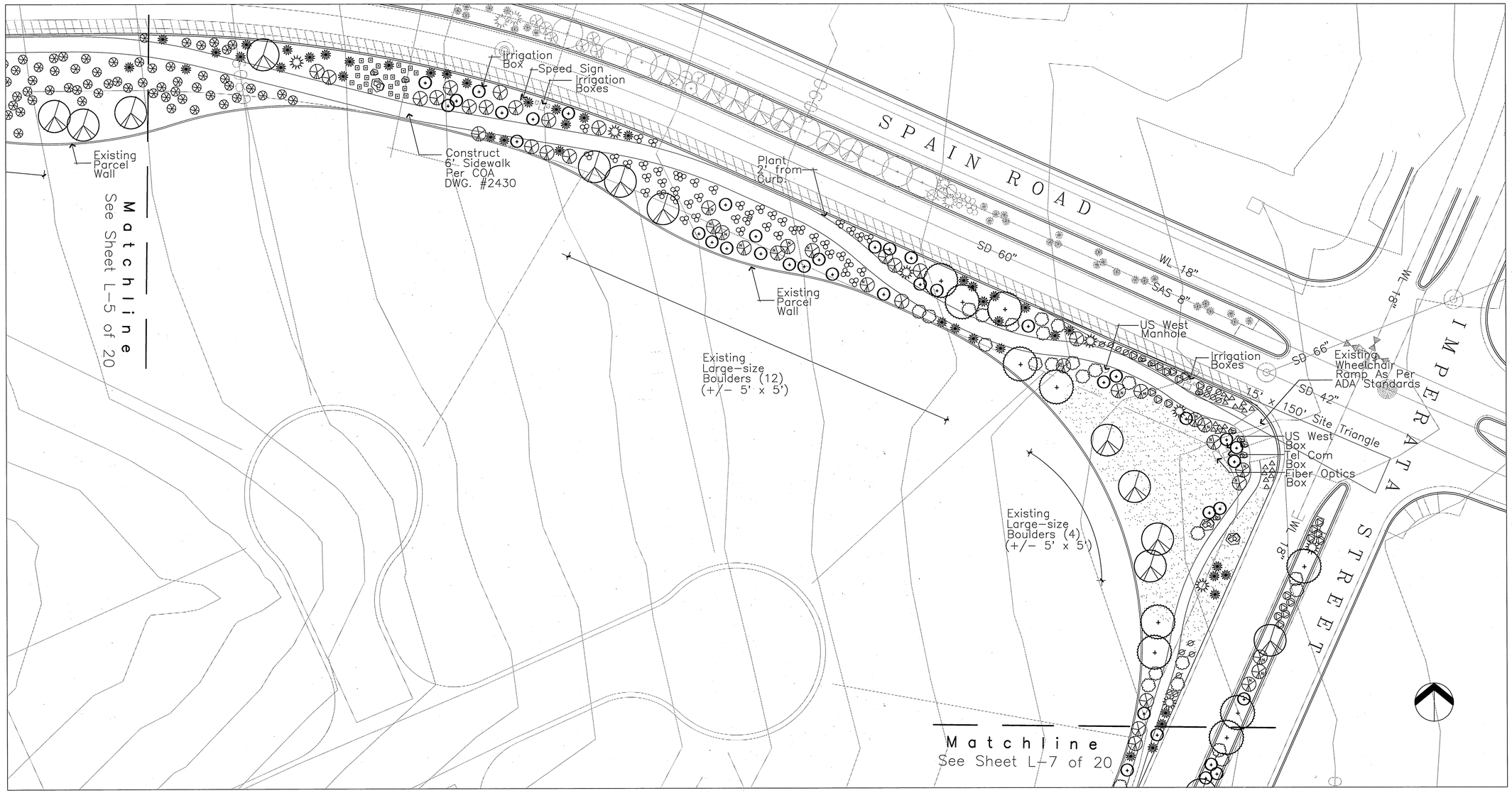
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

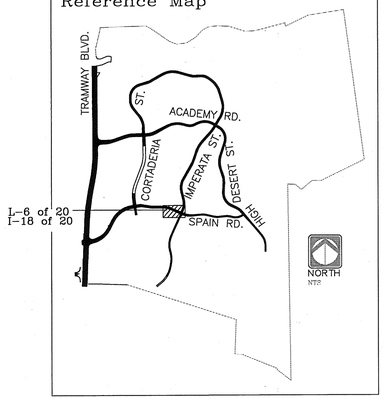
City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
5189.93	E-23, F-23	L-5 of 20	



Reference Map



PLANT KEY

Trees (Common Name)		Shrubs/Grasses (Common Name)		Herbaceous (Common Name)	
9	Pinon Pine	21	Chamisa (dwarf)	15	Wormwood
9	Gambel Oak	19	Chamisa	21	Autumn Sage
0	New Mexico Olive	35	Apache Plume	22	Perky Sue
		22	Skunk Sumac	23	Blue Flax
		8	Cholla	0	Paper flower
		40	Yucca		
		46	Brownspine Prickly pear		Wildflower Seed Mix
		26	Red Yucca	13	Boulders
		0	Winterfat	0 L.F.	Boulder Wall
		0	Blue avena grass		
		0	Bear grass		
		0	Blue mist		

SCALE: 1" = 20'-0"

0' 10' 20' 60'

26-5189.93 0797

DESIGNWORKSHOP

9621 4TH STREET NW
Albuquerque, NM
87114
(Tel.) 505.890.1815
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AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTED BY		
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH O. SIMON
266
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY	AD	12/18/96
DRAWN BY	AD	12/18/96
CHECKED BY	KS	12/18/96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

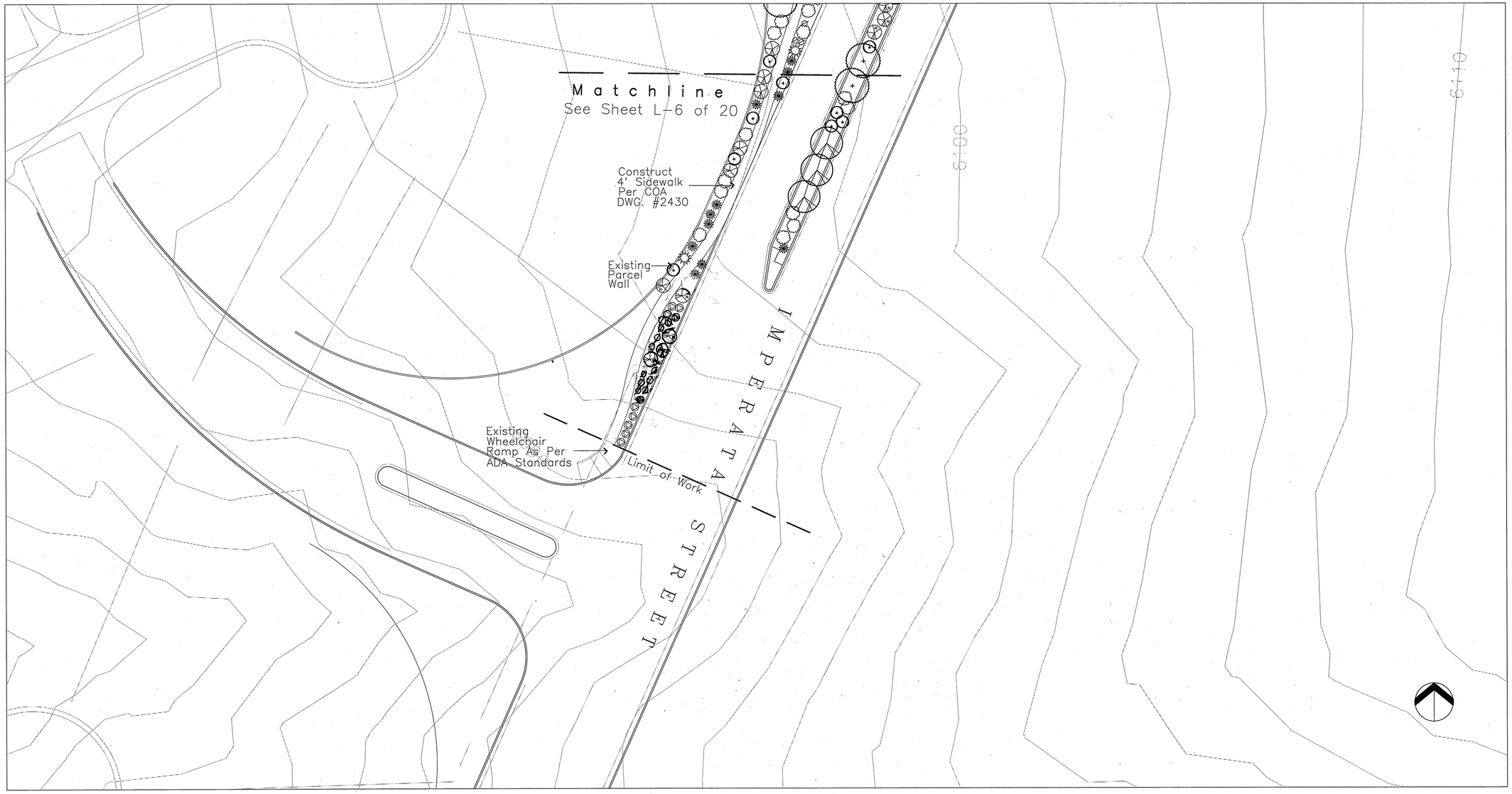
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE

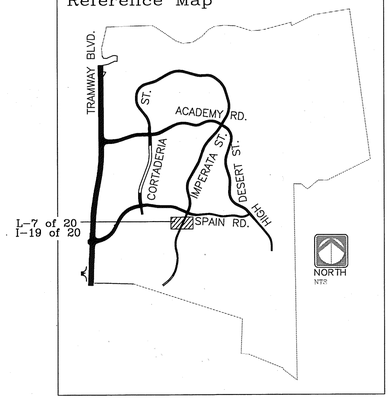
City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5189.93 | Zone Map No. E-23, F-23 | Sheet L-6 of 20 Of



Reference Map



PLANT KEY

Trees (Common Name)

3	Pinon Pine
1	Gambel Oak
0	New Mexico Olive

Shrubs/Grasses (Common Name)

4	Chamisa (dwarf)
4	Chamisa
7	Apache Plume
12	Skunk Sumac
1	Cholla
9	Yucca
0	Brownspine Prickly pear
0	Red Yucca
0	Winterfat
0	Blue avena grass
0	Bear grass
6	Blue mist

Herbaceous (Common Name)

0	Wormwood
10	Autumn Sage
0	Perky Sue
0	Blue Flax
0	Paper flower
	Wildflower Seed Mix
0	Boulders
0 L.F.	Boulder Wall

SCALE: 1" = 20'-0"

0' 10' 20' 60'

26-5189.93 0897

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
KEITH DI SIMON
286
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	AD	DATE 12/18/96
DRAWN BY	AD	DATE 12/18/96
CHECKED BY	KS	DATE 12/18/96

DESIGNWORKSHOP

9621 4TH STREET NW
Albuquerque, NM
87114
(Tel.) 505.890.1815
(Fax) 505.890.1817

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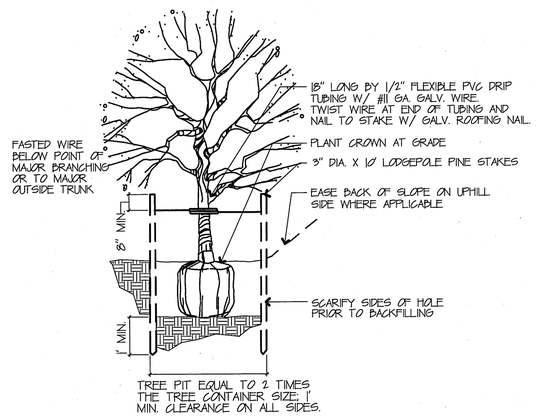
City Project No. 5189.93

Zone Map No. E-23, F-23

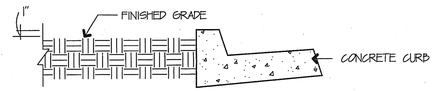
Sheet L-7 Of 20

NOTES: TREES ARE TO BE A MINIMUM OF 10' AWAY FROM STREETLIGHTS.



1/8 DECIDUOUS TREE PLANTING

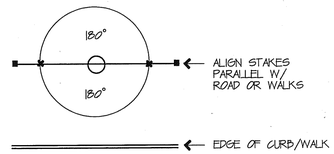
not to scale



4/8 FINISHED GRADE @ ROAD

not to scale

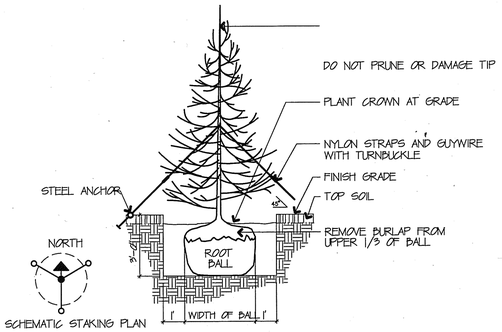
NOTE: CONTRACTOR TO STAKE OR GUY TREES ONLY IF REQUIRED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE UNIT PRICE FOR STAKING AND GUYING.



5/8 DECIDUOUS TREE STAKING LOCATION

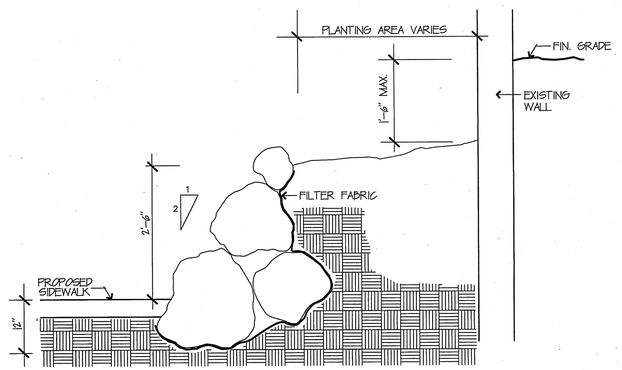
not to scale

NOTE: SET ROOT BALL TO BEAR SAME FINISH GRADE RELATIONSHIP AS GROWN IN NURSERY.



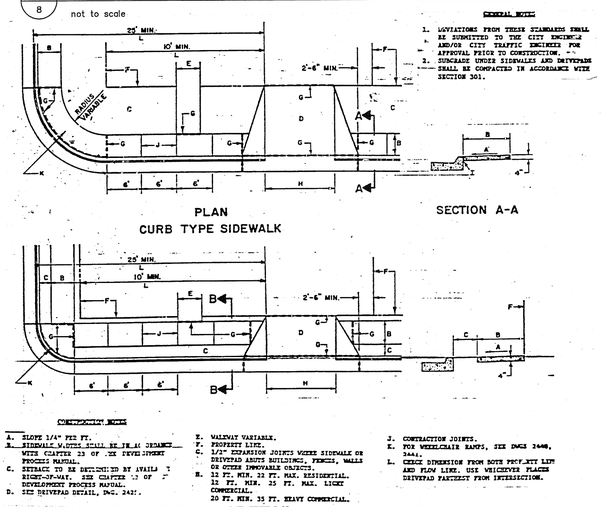
2/8 EVERGREEN PLANTING DETAIL

not to scale



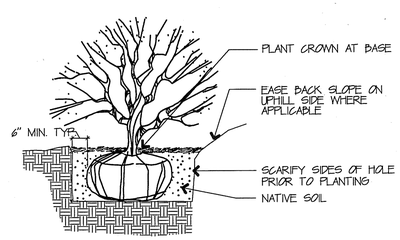
6/8 BOULDER WALL DETAIL

not to scale



7/8 PAVING SIDEWALK DETAIL

City of Albuquerque DWG 2430



3/8 SHRUB PLANTING DETAIL

not to scale

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHTS	QTY	SIZE	REMARKS
TREES					
Forestiera neomexicana	New Mexico Olive	15'	9	1 1/2"	Multi-stemmed. Chosen by L.A.
Pinus edulis	Pinon pine	15'-20'	40	6'B&B	
Quereus gambelii	Gambel oak	8'-20'	21	4'	
SHRUBS/GRASSES/GROUNDCOVERS					
Artemisia absinthium	Wormwood	12"	58	1G	
Caryopteris clandonensis	Blue mist	3'	6	5G	Full Container
Ceratoides syn. Eurotia lanata	Winterfat	3'	34	5G	Full Container
Chrysothamnus depressus	Dwarf chamisa	2'	95	5G	Full Container
Chrysothamnus nauseosus	Chamisa	3'-6'	62	5G	Full Container
Fallugia paradoxa	Apache plume	5'	134	5G	Full Container
Helictotrichon sempervirens	Blue avena grass	30"	70	5G	
Hesperaloe parviflora	Red yucca	3'	89	5G	Full Container
Hymenoxys argentea	Perky sue	8"	103	1G	
Nolina texana	Beargrass	2'	24	5G	
Linum lewisii	Blue flax	18"	169	1G	
Opuntia imbricate	Cholla	6'	86	On-site	
Opuntia phaecantha	Brownspine prickly pear	2'-3'	46	1G	
Psilostrophe tagetina	Paperflower	12"	47	1G	
Rhus trilobata	Three leaf sumac	3'-5'	112	5G	Full Container
Salvia greggii	Autumn sage	2'	106	1G	Full Container
Yucca glauca	Yucca	2'	161	1G	
Boulders			54		
Boulder Wall			410 L.F.		

WILDFLOWER SEED MIX

Seed at 50 PLS/AC.

Boutelouta gracilis	Blue Grama 'Hachita'	7.0 Lb. PLS/AC	
Boutelouta curtipendula	Sideoats Grama	6.0 Lb. PLS/AC	
Hilaria jamesli	Galleta	4.0 Lb. PLS/AC	
Machaeranthera bigelovii	Purple Aster	2.0 Lb. PLS/AC	
Linum lewisii	Blue Flax	1.0 Lb. PLS/AC	Handseed
Verbena bipinnatifida	Dakota Verbetia	1.0 Lb. PLS/AC	Handseed
Ipomoea leptophylla	Bush Morningglory	1.0 Lb. PLS/AC	Handseed
Machaeranthera tanisisdafolia	Tahoka Daisy	1.0 Lb. PLS/AC	Handseed
Penstemon ambiguus	Bush Penstemon	.5 Lb. PLS/AC	Handseed
Oenothera caespitosa	White Evening Primrose	.5 Lb. PLS/AC	Handseed

PLANTING NOTES:

1. All finished grades shall provide for natural runoff of water. Set flow lines accurately and provide a minimum of 2% and maximum 33% gradient unless otherwise noted.

2. Gradually round off tops and toes of all planted slopes to produce a smooth and natural appearing transition between relatively level areas and slopes.

3. Surface shall be raked free of extraneous materials and debris. All extraneous matter will be disposed of by Contractor.

4. Landscape contractor shall be responsible for locating and noting any underground utility lines prior to grading, trenching, planting, or other related site work. Restoration of utilities damaged by Contractor's expense to the satifaction of the Owner and/or governing agency. Call Before You Dig 1 800 (266-1990).

5. All plants shall be placed in location as specified except for minor adjustments made necessary by underground obstructions or other unforseen causes.

6. Install trees at a minimum of 6' and shrubs at a minimum of 2' from back of curb, edge of walk or paving.

7. A complete list of plants, including a schedule of quantities, sizes and other requirements is shown on the Drawings. (See plant schedule for key and classification). In the event that discrepancies occur between the quantities of plants indicated in the plant list and as indicated on the plan, the plant quantities indicated on the plan shall govern.

8. See plant schedule for classification.

9. Substitution shall not be made unless specified landscape material is not obtainable. Substitutions shall be made only if non-availability is proven to Landscape Architect or Owner.

10. Some native plants materials may be transplanted from on the site.

11. Mulch (decomposed granite) all planting areas w/on-site material (2" depth.) Mulch to be obtained from designated locations on High Desert.

12. Dacthal, granular pre-emergent type, to be applied as per manufactuer's specs to all planting areas. Dacthal, manufactured by Diamond Shamrock, Agricultural Chemical Division, 110 Superior Ave., Cleveland, OH 44144; 216.694.500.

13. High Yield Blood Meal, or approved equal, to be applied at 1/4 cup per 9 sq. ft. to all shrubs immediately after planting,

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MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
KEITH D. SIMON
269
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY AD DATE 12/18/96
DRAWN BY AD DATE 12/18/96
CHECKED BY KS DATE 12/18/96

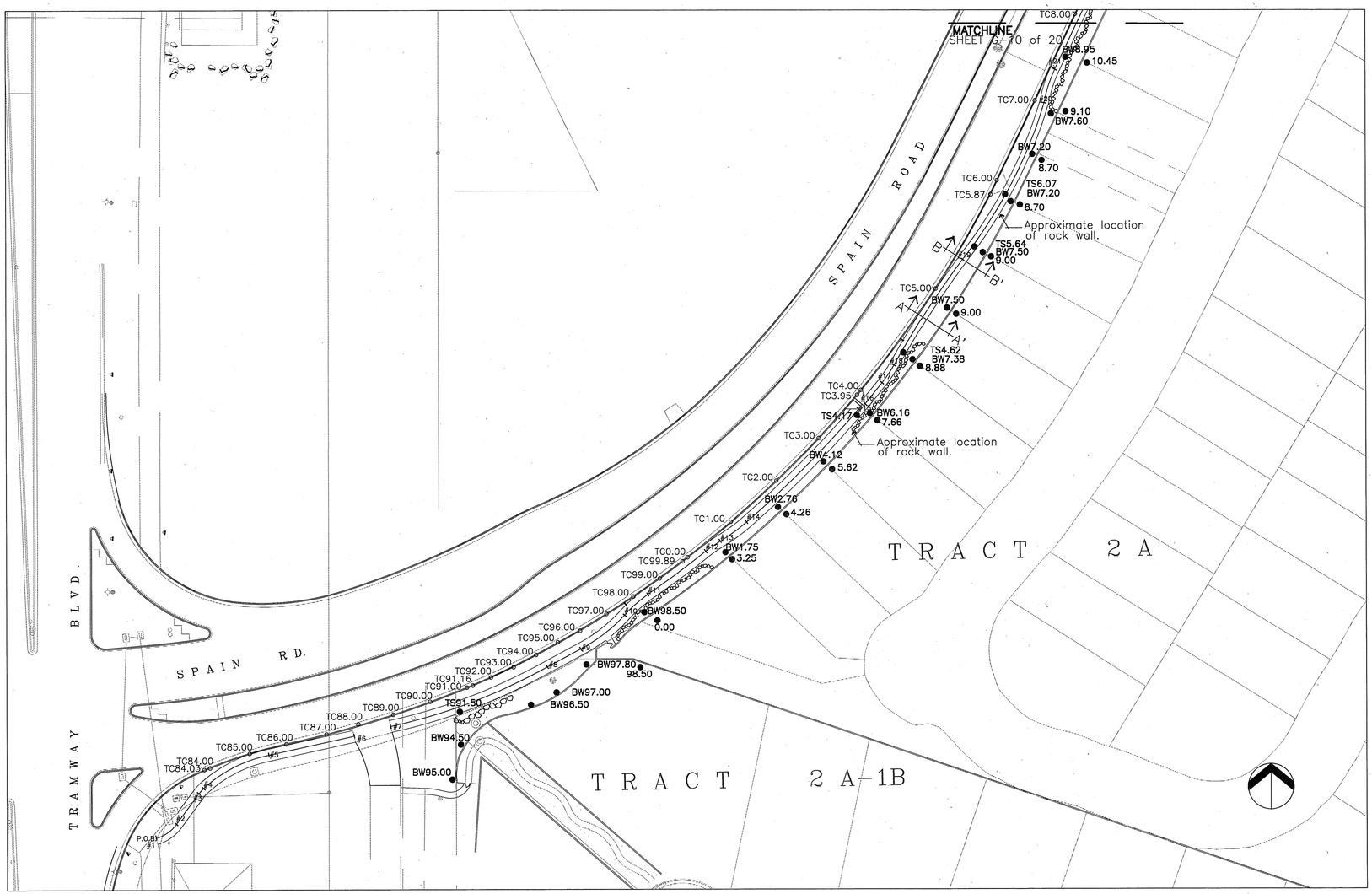
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

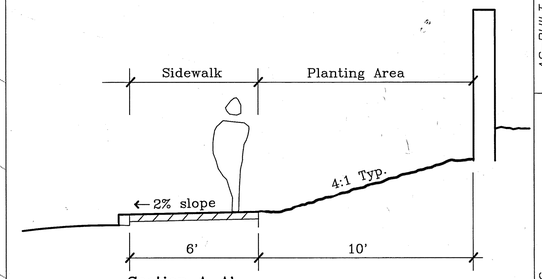
TITLE: HIGH DESERT STREETSCAPE
DETAIL SHEET

Design Review Committee: APPROVED JAN - 2 1997 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

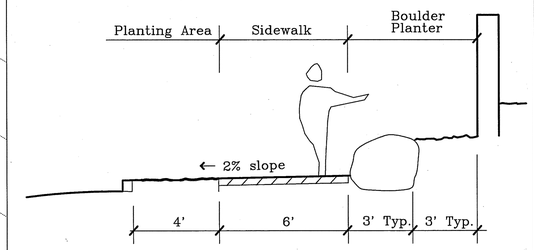
City Project No. 5189.93
Zone Map No. E-23, F-23
Sheet L-8 of 20 Of

26-5189.93 0997



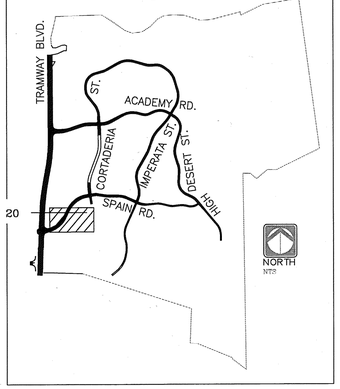


Section A–A'



Section B–B'

Reference Map



NOTES:

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2. Rock wall retains 1.11–2.76'.
3. Exisiting grades on Tract 2A provided by Mark Goodwin and Associates, PA. Grading Plan, dated 3.19.96.
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5. Exisiting grades on Tract 2A–1B provided by Bohannan–Huston Inc. Construction Plans, dated June 1996.

SCALE: 1" = 40'–0"

0' 20' 40' 80'

6' Wide Sidewalk Layout

Stn.Pt.	Coordinate/Line Distance X	Y	R
1 TO 2	X=426278.4313,	Y=1508660.3356,	R=25'
2 TO 3	LINE @ 25.34'		
3 TO 4	X=426333.5991,	Y=1508650.7336,	R=25'
4 TO 5	X=426377.4047,	Y=1508602.7120,	R=90'
5 TO 6	LINE @ 55.7885		
7 TO 8	X=426361.2980,	Y=1509076.4033,	R=375'
8 TO 9	LINE @ 25.4256		
9 TO 10	X=426516.1953,	Y=1508856.5518,	R=108'
10 TO 11	X=426662.6861,	Y=1508723.3436,	R=90'
11 TO 12	X=426200.3399,	Y=1509393.2928,	R=724'
12 TO 13	X=426706.0628,	Y=1508755.4524,	R=90'
13 TO 14	X=426598.5974,	Y=1508935.8718,	R=120'
14 TO 15	X=426200.2150,	Y=1509393.4615,	R=726'
16 TO 17	X=426250.7198,	Y=1509349.7198,	R=661'
17 TO 18	X=426697.0809,	Y=1508993.6472,	R=90'
18 TO 19	X=427362.3104,	Y=1508615.8976,	R=675'
19 TO 20	X=426758.4085,	Y=1509212.3475,	R=310'
20 TO 21	X=426963.6271,	Y=1509105.4848,	R=90'
21 TO 22	LINE @ 50.5833'		

AS–BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S NOTIFICATION BY
FIELD VERIFICATION BY
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MICRO–FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
THE BENCH MARK IS A STANDARD UCS 8 GS BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE LOCATED APPROX. 489 FEET WEST AND 35 FEET NORTH OF THE INTERSECTION OF TENNYSON STREET AND SAN ANTONIO DRIVE. PLANE COORDINATES: X=425465.55, Y=1513470.01 GROUND–TO–GRID FACTOR =0.99961970. ELEVATION = 6009.155 FEET.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
KEITH D. SIMON
266
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REMARKS	BY

REVISIONS

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TITLE: HIGH DESERT STREETSCAPE
GRADING PLAN

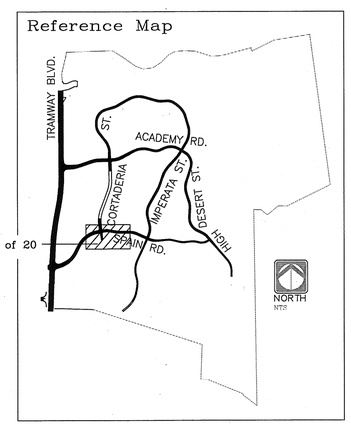
Design Review Committee: APPROVED JAN – 2 1997 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

26-5189.93 1097

City Project No.	Zone Map No.	Sheet	Of
~~5819.93~~ 5189.93	E-23, F-23	G-9 of 20	



NOTES:

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SCALE: 1" = 40'–0"

0' 20' 40' 80'

6' Wide Sidewalk Layout

Stn.Pt.	Coordinate/Line Distance X	Y	R
22 TO 23	X=426985.4455,	Y=1509151.1205,	R=90'
23 TO 24	X=426770.2110,	Y=1509314.1361,	R=180'
24 TO 25	X=427465.4819,	Y=1509011.2382,	R=578.3856''
25 TO 26	X=427822.8287,	Y=1508827.7232,	R=980'
26 TO 27	X=426136.5002,	Y=1509851.1767,	R=992.6026'
27 TO 28	X=427076.5726,	Y=1509314.2482,	R=90'
28 TO 29	X=427490.8542,	Y=1508970.2764,	R=628.4662'
29 TO 30	X=427105.6862,	Y=1509346.5628,	R=90'
30 TO 31	X=426947.8744,	Y=1509607.5617,	R=215'
31 TO 32	X=427388.1795,	Y=1509178.1942,	R=400'
32 TO 33	X=427510.0672,	Y=1508978.5904,	R=633.8767'
33 TO 34	X=427237.1904,	Y=1509449.0584,	R=90'
34 TO 35	LINE @ 116.97131'		
35 TO 36	LINE @ 38.4822'		
36 TO 37	X=427380.2546,	Y=1508978.5904,	R=633.8767'
37 TO 38	X=427510.0672,	Y=1508978.3582,	R=807.4315'
38 TO 39	X=427411.0531,	Y=1509513.3783,	R=90'
39 TO 40	LINE @ 25.2636'		
40 TO 41	X=427438.3705,	Y=1509569.0978,	R=35'
42 TO 43	X=427626.2995,	Y=1509413.0803,	R=230'
43 TO 44	X=427793.2172,	Y=1509942.6301,	R=325.2337'
44 TO 45	LINE @ 21.3724		

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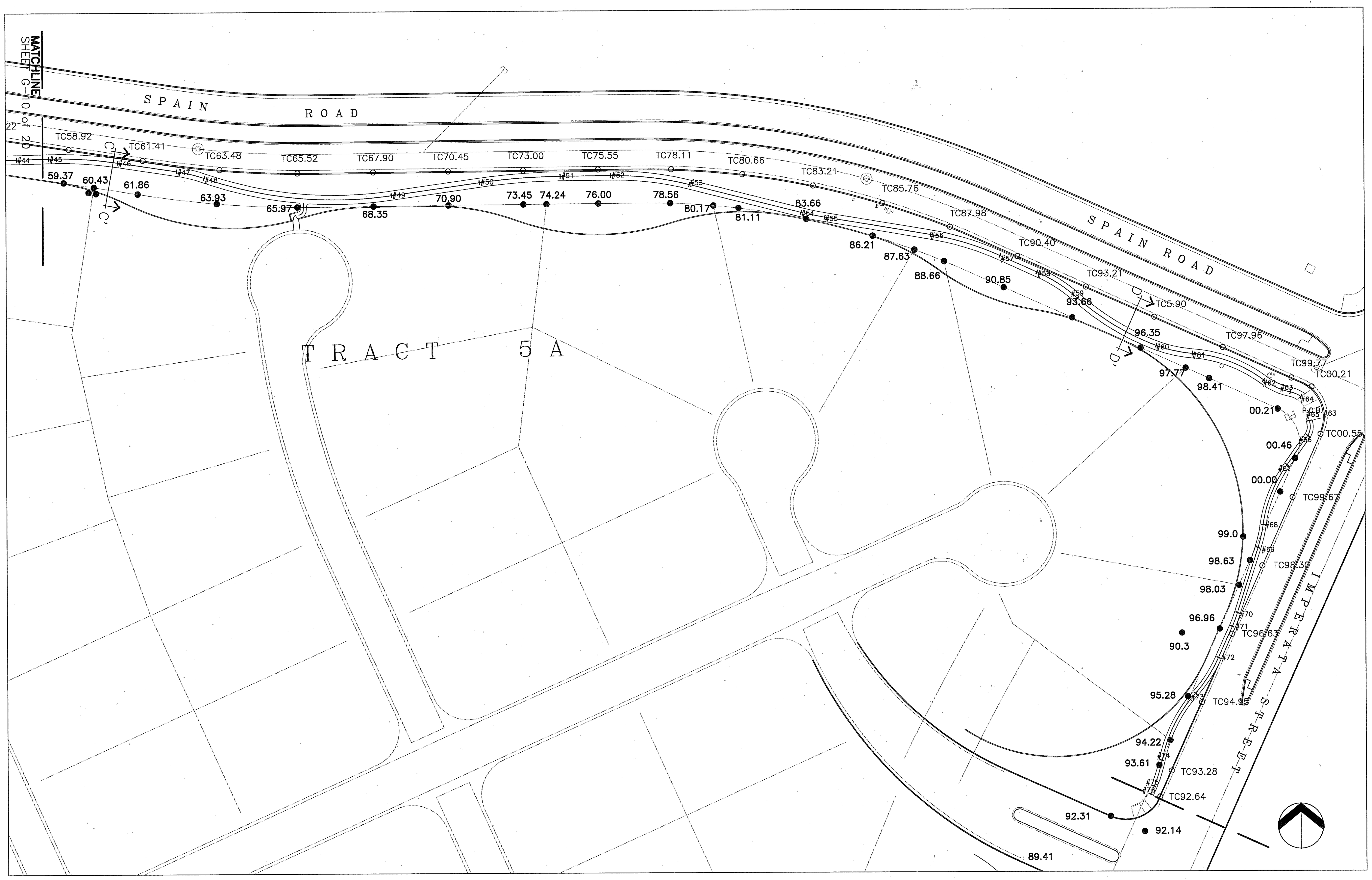
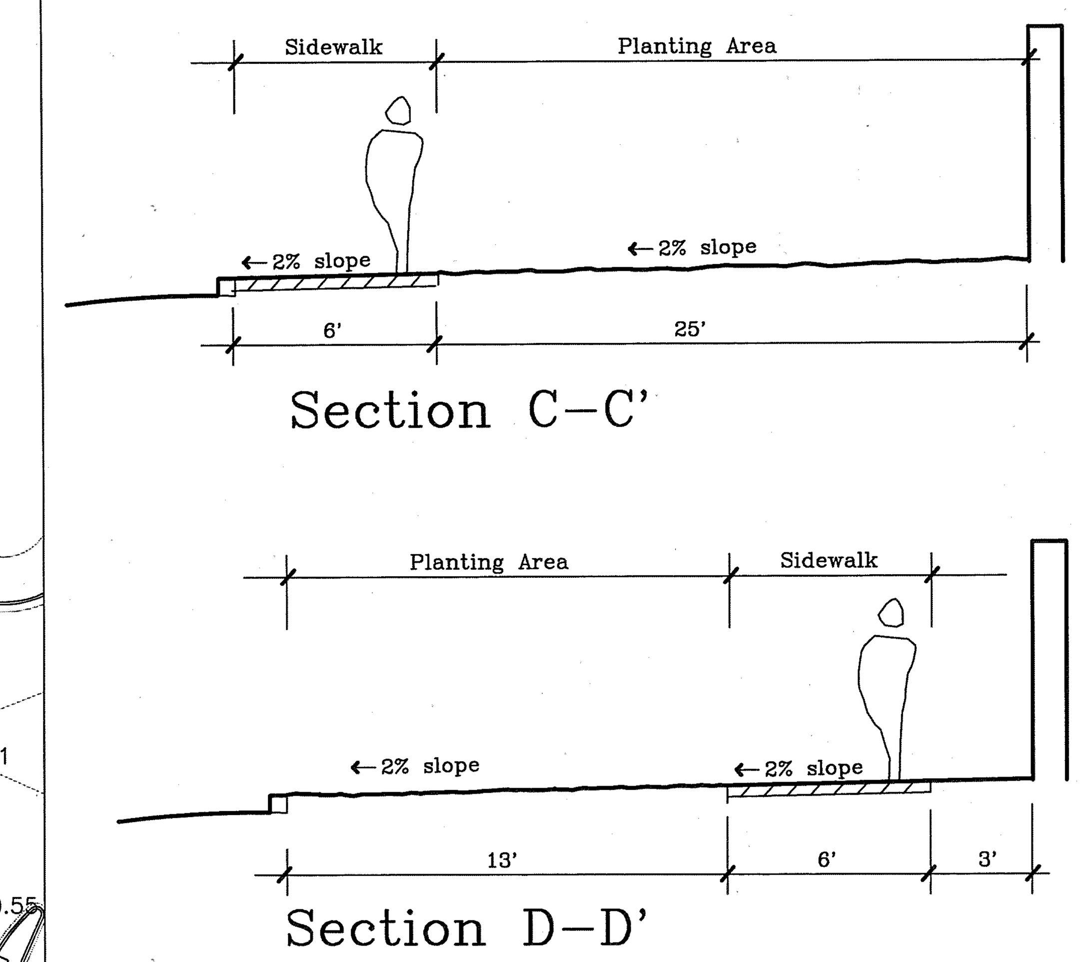
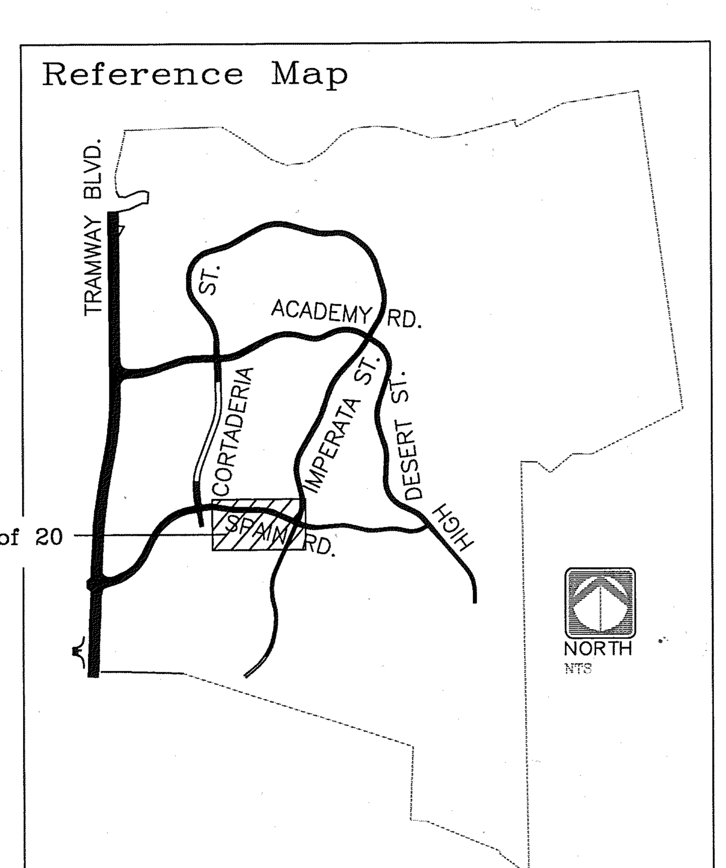
Zone Map No. E-23, F-23

Sheet G-10 Of

26-5189.93 11197







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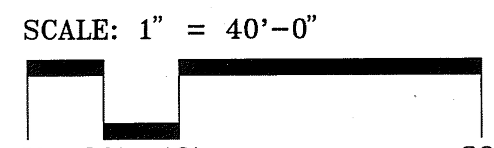


6' Wide Sidewalk Layout

Stn.Pt.	Coordinate/Line Distance X	Y	R
45 TO 46	X=427829.6207,	Y=1509354.1337,	R=264'
46 TO 47	LINE @ 39.8228'		
47 TO 48	X=427892.9161,	Y=1509506.3820,	R=104'
48 TO 49	X=428014.4175,	Y=1509857.9804,	R=268'
49 TO 50	LINE @ 59.2376'		
50 TO 51	X=428168.4259,	Y=1509184.8277,	R=420'
51 TO 52	LINE @ 33.5981'		
52 TO 53	X=428199.9306,	Y=1509397.1489,	R=208'
53 TO 54	LINE @ 76.7506'		
54 TO 55	X=428374.9227,	Y=1509779.0356,	R=205'
55 TO 56	LINE @ 71.5785'		
56 TO 57	X=428379.6616,	Y=1509376.6464,	R=191'
57 TO 58	LINE @ 26.9700'		
58 TO 59	X=428439.3969,	Y=1509444.1378,	R=105'
59 TO 60	X=428621.1834,	Y=1509647.8107,	R=168'
60 TO 61	X=428593.4175,	Y=1509574.9200,	R=90'
61 TO 62	X=428579.3082,	Y=1509395.4738,	R=90'
62 TO 63	X=428660.3034,	Y=1509503.4775,	R=45'
63 TO 64	X=428646.7624,	Y=1509439.9109,	R=20'
65 TO 66	X=428654.4070,	Y=1509436.1616,	R=10'
66 TO 67	LINE @ 21.5083		
67 TO 68	X=428721.8446,	Y=1509358.7782,	R=90'
68 TO 69	X=428543.5817,	Y=1509383.7245,	R=90'
69 TO 70	LINE @ 45.5200'		
70 TO 71	X=428529.6767,	Y=1509340.3802,	R=90'
71 TO 72	LINE @ 23.3185'		
72 TO 73	X=428520.1761,	Y=1509319.0849,	R=90'
73 TO 74	X=428660.4913,	Y=1509193.9625,	R=98'
74 TO 75	X=428476.4214,	Y=1509232.2018	R=90'
75 TO 76	LINE @ 5.1646		

AS–BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE BENCH MARK IS A STANDARD UCS 8 GS BRASS TABLET STAMPED 'TUMBLE 1969' SET IN CONCRETE LOCATED APPROX. 489 FEET WEST AND 35 FEET NORTH OF THE INTERSECTION OF TENNYSON STREET AND SAN ANTONIO DRIVE. PLANE COORDINATES: X=425465.55, Y=1513470.01 GROUND–TO–GRID FACTOR =0.99961970. ELEVATION = 6009.155 FEET.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
266
REGISTERED LANDSCAPE ARCHITECT

REVISIONS
NO. DATE REMARKS BY
DESIGN
DESIGNED BY AD DATE 12/18/96
DRAWN BY AD DATE 12/18/96
CHECKED BY KS DATE 12/18/96

DESIGNWORKSHOP
9621 4TH STREET NW
Albuquerque, NM
87114
(Tel.) 505.890.1815
(Fax) 505.890.1817

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
GRADING PLAN

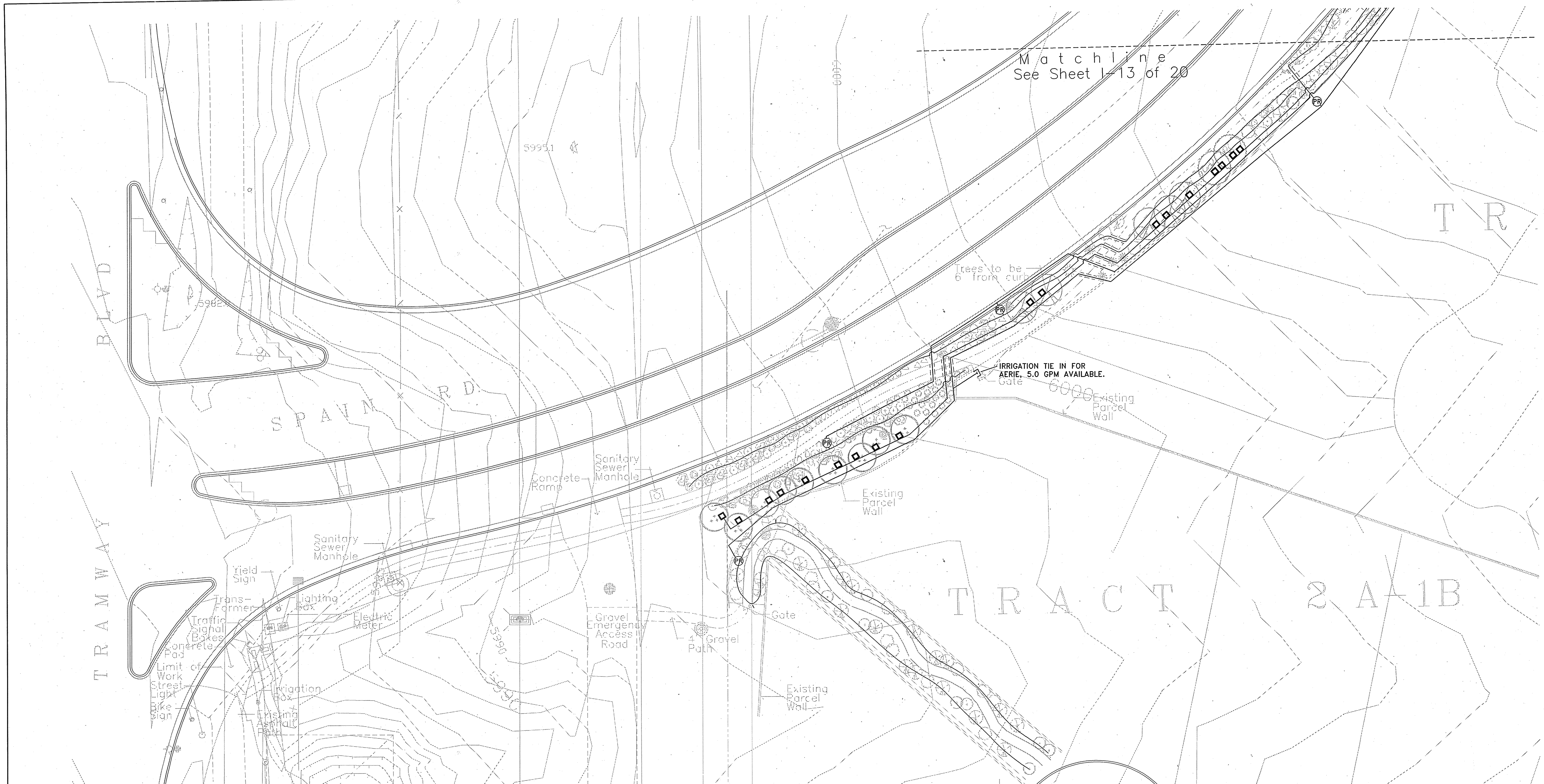
Design Review Committee
APPROVED
JAN – 2 1997
DESIGN REVIEW COMMITTEE

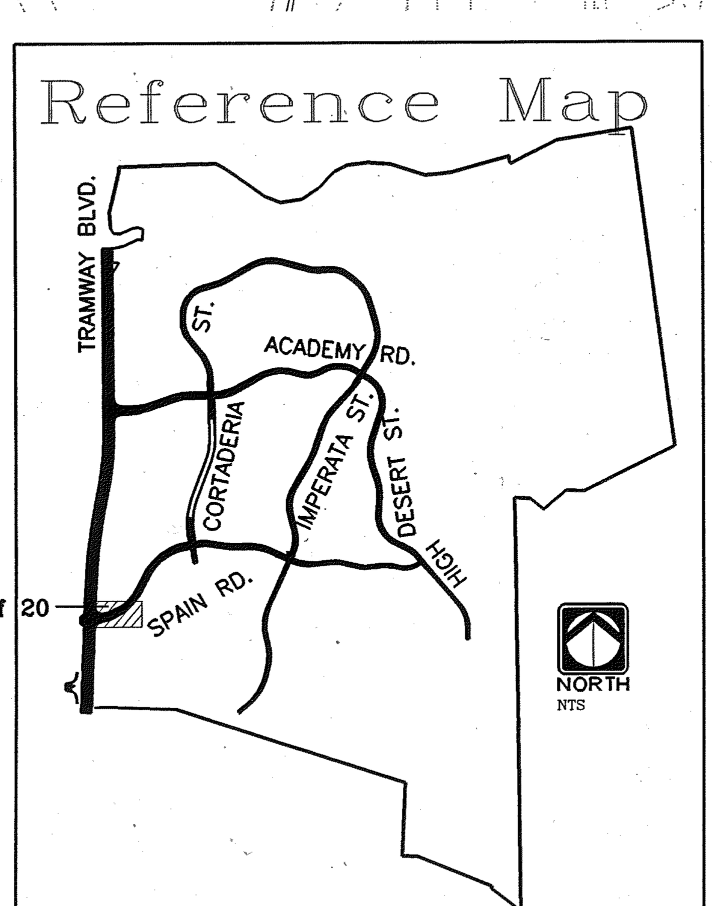
City Engineer Approval

Last Design Update
Mo./Day/Yr. Mo./Day/Yr.

26-5189.93 12.97

City Project No. ~~5818.93~~ 5189.93
Zone Map No. E-23, F-23
Sheet G-11 of 20





IRRIGATION LEGEND

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SCALE: 1" = 20'-0"

0' 10' 20' 60'

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2451293.13.1397

AS-BUILT INFORMATION
CONTRACTOR HEADS UP
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INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY J.C. — DATE 9-97
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL

NO.	DATE	REMARKS	BY
	9-97	IRRIGATION AS-BUILTS	

REVISIONS

DESIGN
DESIGNED BY P. GAY DATE 12-12-96
DRAWN BY DP DATE 12-12-96
CHECKED BY P. GAY DATE 12-12-96

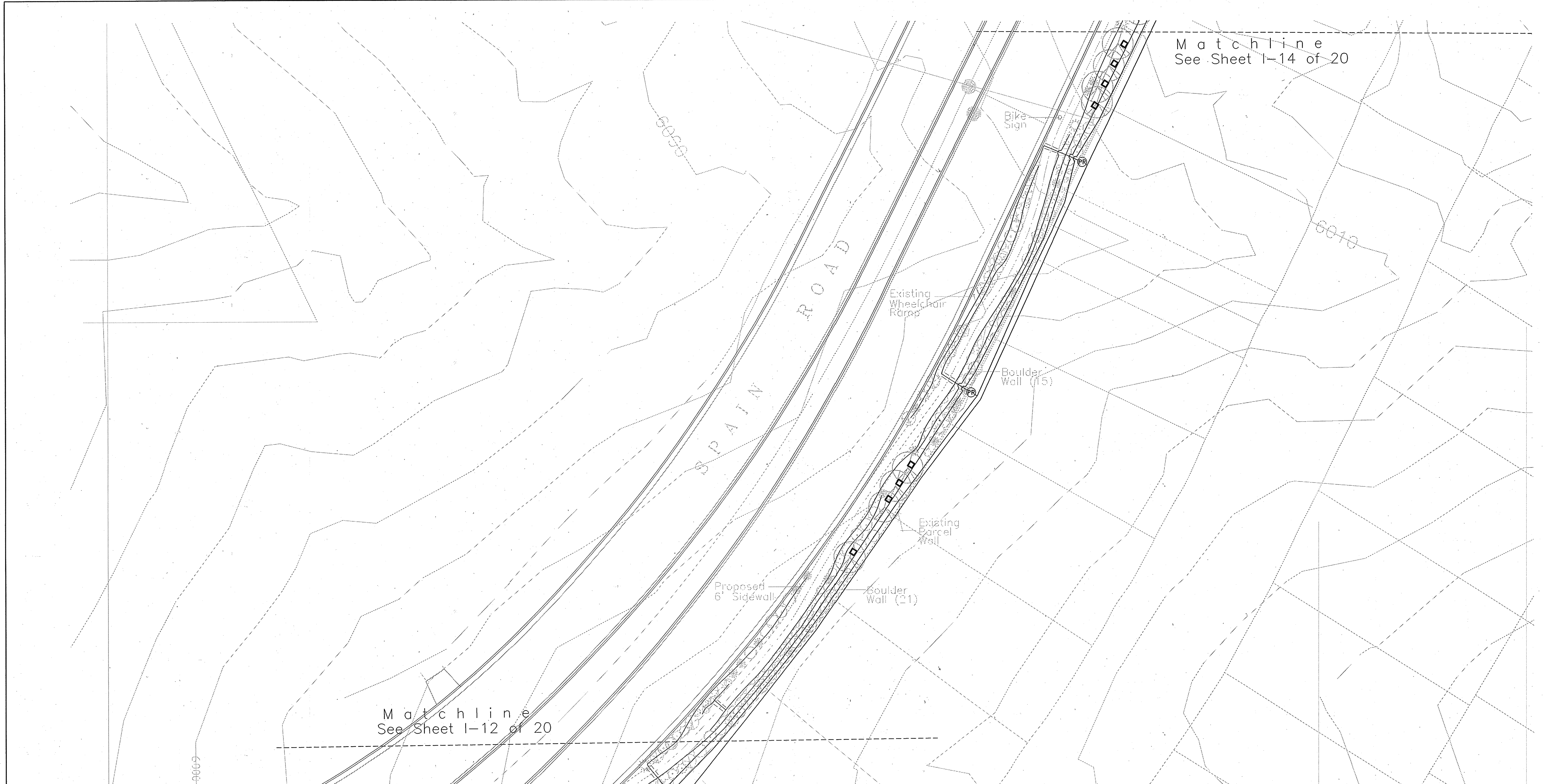
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

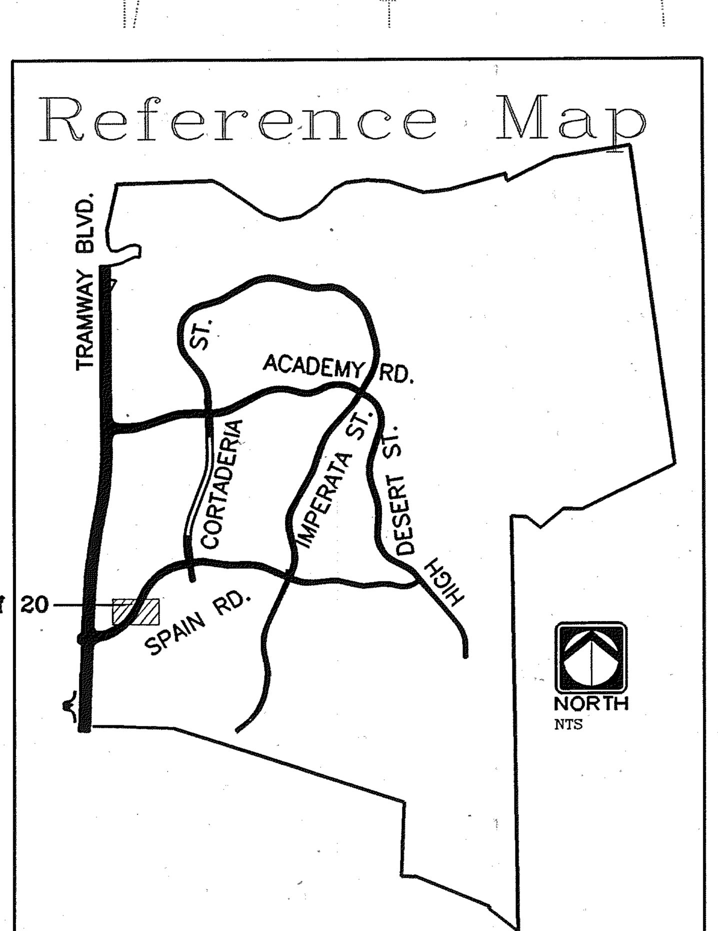
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5179.93
Zone Map No. E-23, F-23
Sheet I-12 of 20

FILE: SPPH5IR.DWG
BHI JOB NO.: L95303A2610
XREFS: AERIEBK.DWG, HTOPO.DWG, PLSP5IR.DWG, TEROSBL.DWG





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26-5189.93 1/467

AS-BUILT INFORMATION
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BENCH MARKS

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FIELD NOTES		
NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

NO.	DATE	REMARKS	BY
	9-97	IRRIGATION AS-BUILTS	

REVISIONS

DESIGN

DESIGNED BY P. GAY DATE 12-12-96
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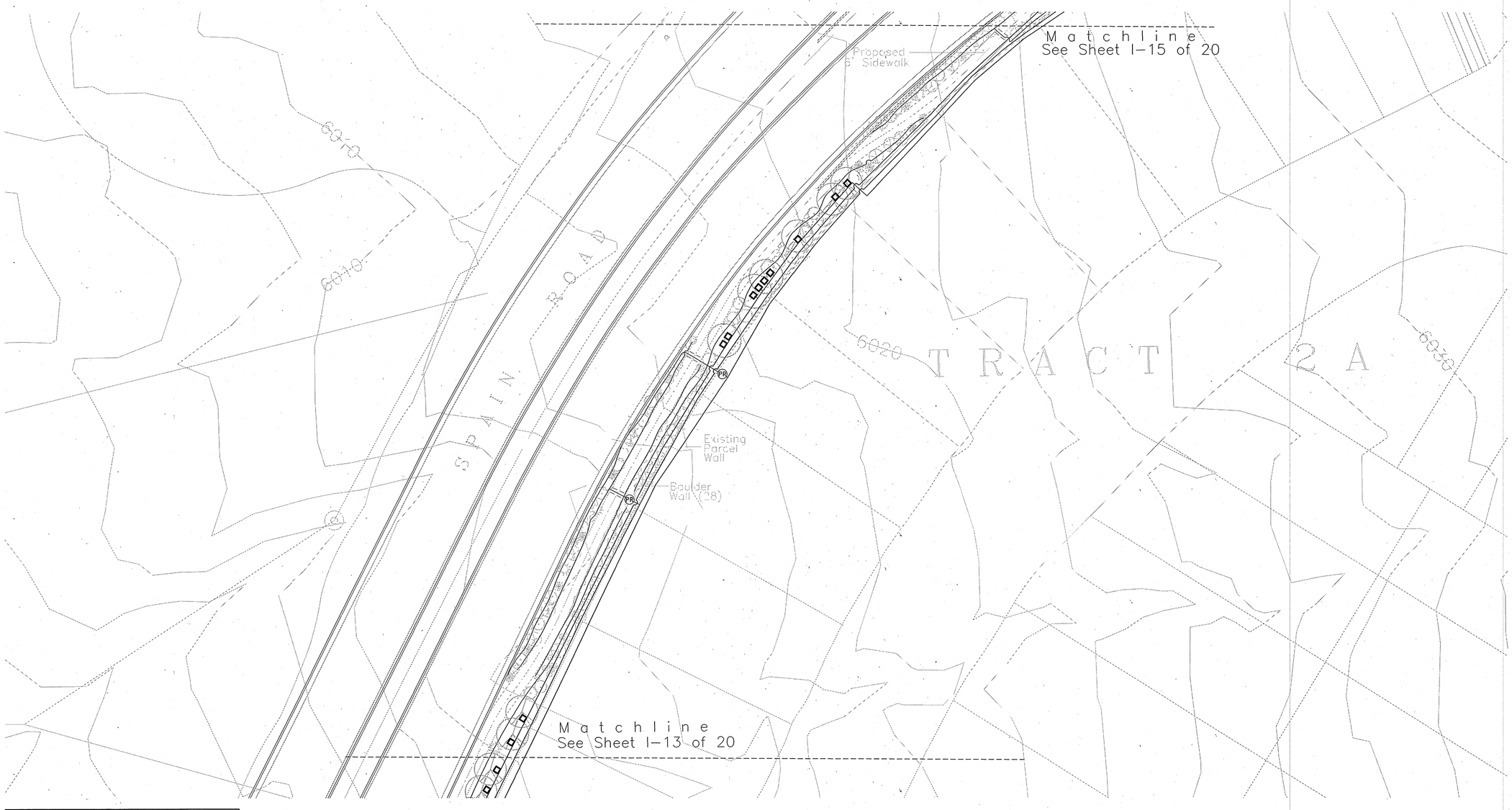
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

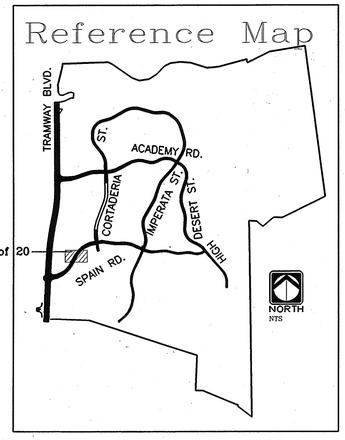
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet Of
0.0. 5189.93	E-23, F-23	I-13 of 20

FILE: SPPH5IR.DWG
BHI JOB NO.: 95303A2/10
XREFS: AERIEJK.DWG, HTOPO.DWG, PLSP5IR.DWG, TEROSBL.DWG



Reference Map



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26-5189.93-115917

AS-BUILT INFORMATION
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STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
MARKED BY DATE 9-97
CORRECTED BY J.C.
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

NO.	DATE	REMARKS	BY
9-97	IRRIGATION AS-BUILTS		

REVISIONS

DESIGN
DESIGNED BY P. GAY DATE 12-12-96
DRAWN BY DP DATE 12-12-96
CHECKED BY P. GAY DATE 12-12-96

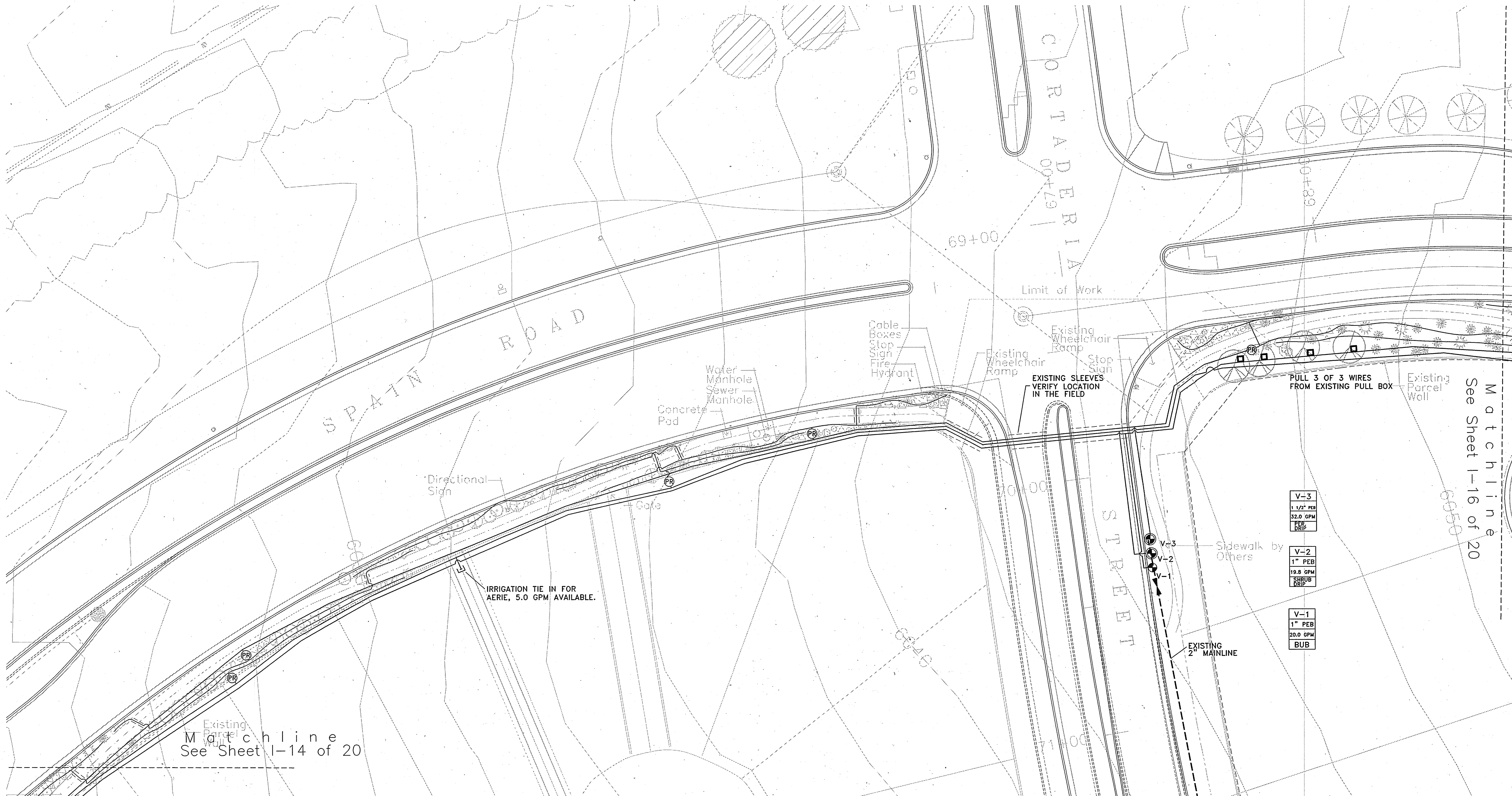
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

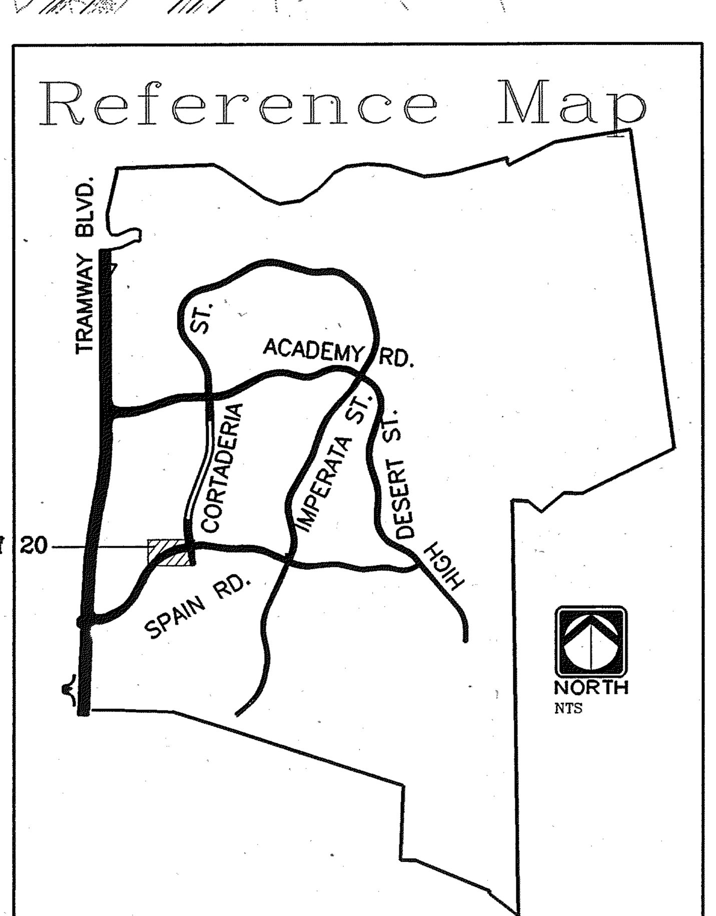
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
0-0-- 5A.93	E-23, F-23	I-14	20

FILE: SPPH5IR.DWG
BNI JOB NO.: L95303A2610
XREFS: AERIEBK.DWG, HTOPO.DWG, PLSP5IR.DWG, TEROSBL.DWG





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26-5189.93 1697

AS-BUILT INFORMATION

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WORK STAKED BY — DATE
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FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY J.C. — DATE 9-97

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO — PATRICK N. GAY No. 271 REGISTERED LANDSCAPE ARCHITECT

12/16/96

NO.	DATE	REMARKS	BY
	9-97	IRRIGATION AS-BUILTS	

REVISIONS

DESIGN

DESIGNED BY P. GAY DATE 12-12-96
DRAWN BY DP DATE 12-12-96
CHECKED BY P. GAY DATE 12-12-96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE PHASE 5

Design Review Committee — APPROVED — DESIGN REVIEW COMMITTEE

City Engineer Approval

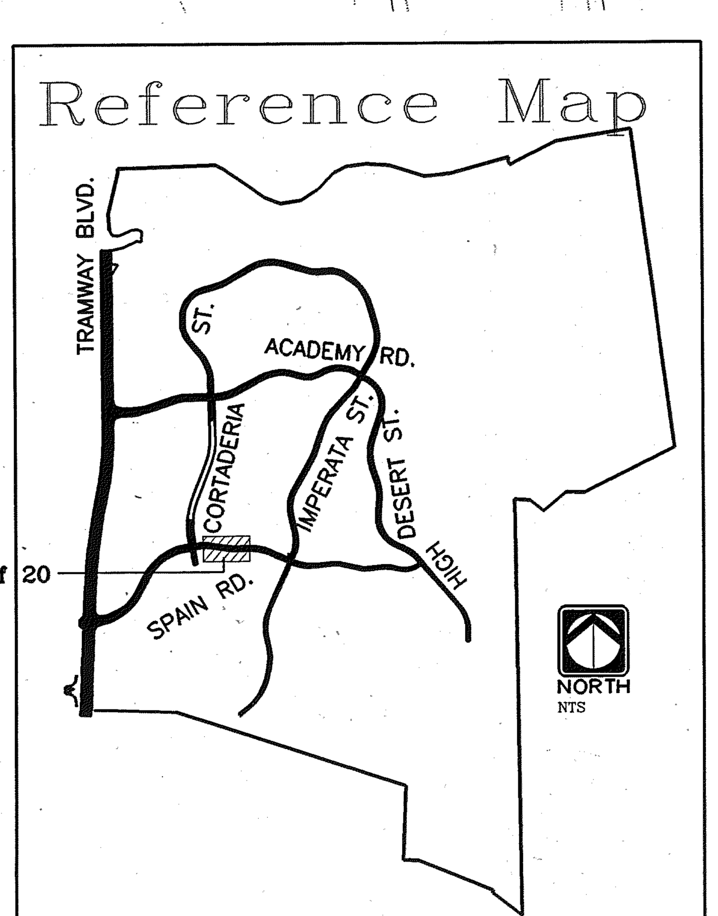
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 5189.93

Zone Map No. E-23, F-23

Sheet I-15 of 20

FILE: SPPHSIR.DWG
BHI JOB NO.: L95303A2.10



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26-5189.93 1797

AS-BUILT INFORMATION
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BENCH MARKS

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FIELD NOTES		
NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

NO.	DATE	REMARKS	BY
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REVISIONS

DESIGN		
DESIGNED BY P. GAY	DATE 12-12-96
DRAWN BY DP	DATE 12-12-96
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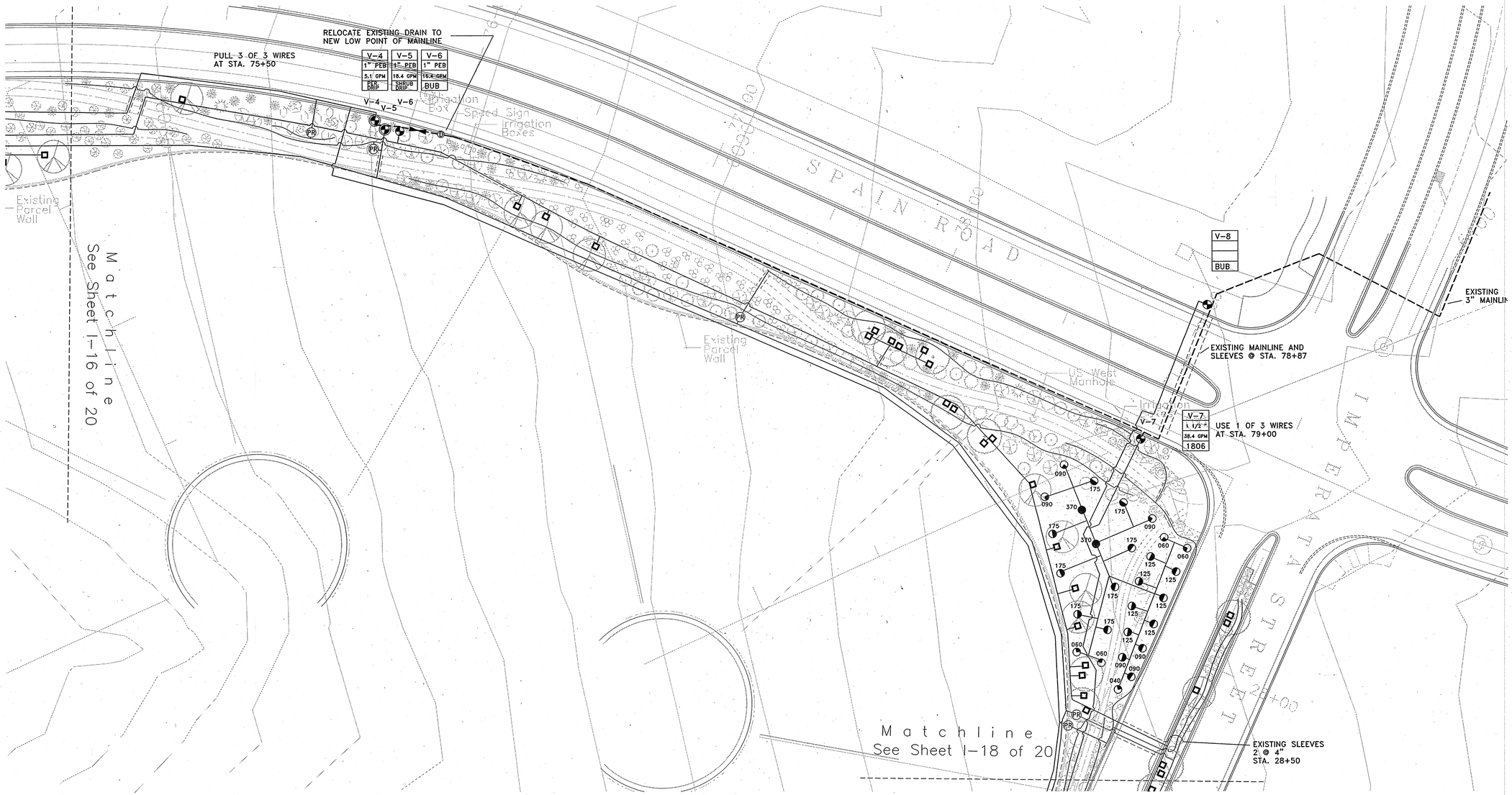
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

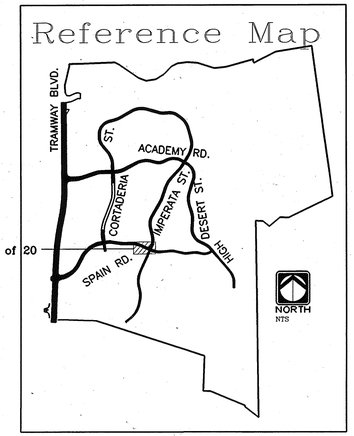
TITLE: HIGH DESERT STREETSCAPE PHASE 5

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
0.0	E-23, F-23	I-16	20

FILE: SPPH5IR.DWG
BHI JOB NO: L95303A2610
XREFS: AERIALK.DWG, HTOPO.DWG, PLSP5IR.DWG, TEFDSBL.DWG





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FIELD NOTES
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LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
12/16/96

NO.	DATE	REMARKS	BY
	3-97	IRRIGATION AS-BUILTS	

REVISIONS

DESIGN
DESIGNED BY P. GAY — DATE 12-12-96
DRAWN BY DP — DATE 12-12-96
CHECKED BY P. GAY — DATE 12-12-96

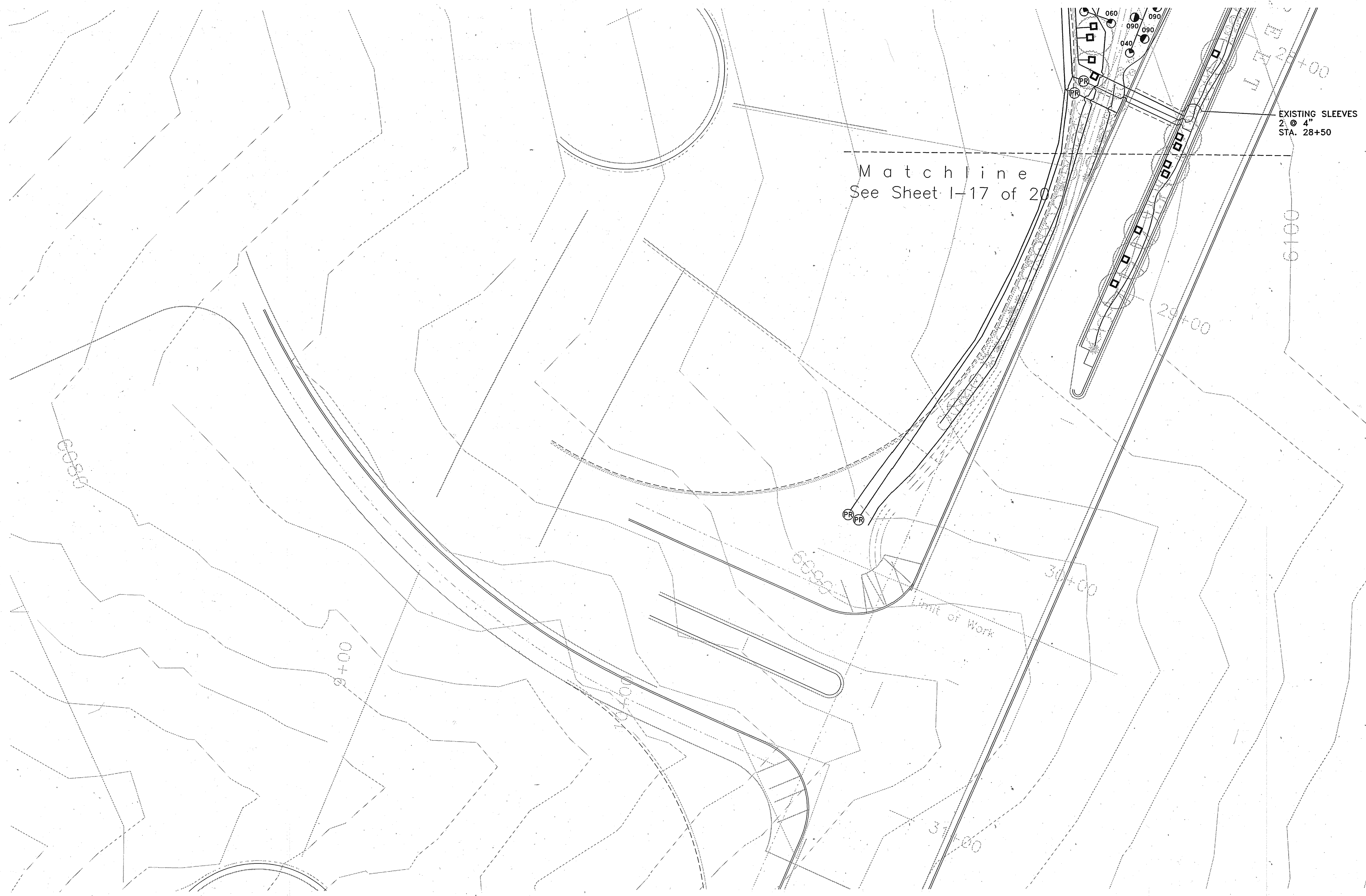
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

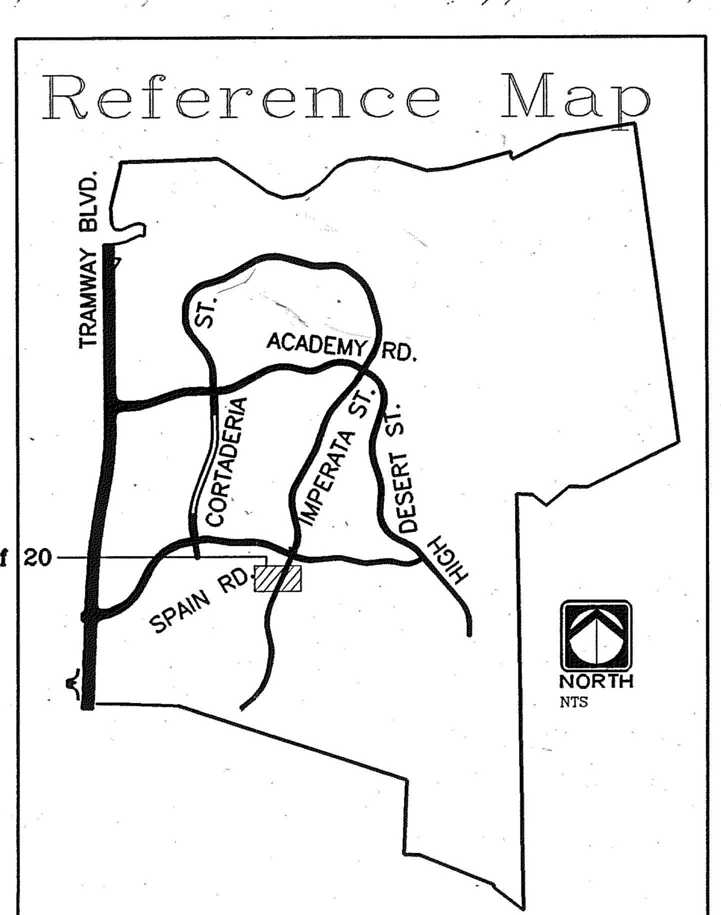
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee: APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5189.93
Zone Map No. E-23, F-23
Sheet I-17 of 20

FILE: SPPH5IR.DWG
BHI JOB NO: L95303/2510
XREFS: AERIEBK.DWG, ITOPO.DWG, PLSP5IR.,WG, TEROSBL.DWG





IRRIGATION LEGEND

- EXISTING CHAMPION 100RS-100 MANUAL DRAIN ASSEMBLY
- SPEARS TRUE UNION SCH. 80 BALL VALVE
- RAINBIRD 100-PEB CONTROL VALVE
- RAINBIRD 100-PEB DRIP CONTROL VALVE WITH PEBCO PF SERIES 14-1' Y-FILTER
- (PR) SENNINGER PMR30LF 3/4" INLINE PRESSURE REGULATOR
- RAINBIRD POP UP BUBBLER 1803-5H-B-PCS-040, 0.4 GPM
- RAINBIRD 1806-15F-PCS-(NOZZLE SIZE AS PER PLAN)
- RAINBIRD 1806-15H-PCS-(NOZZLE SIZE AS PER PLAN)
- RAINBIRD 1806-15Q-PCS-(NOZZLE SIZE AS PER PLAN)
- EXISTING MAINLINE
- LATERAL SCH 40 PVC (SIZE AS PER SIZING CHART)
- HARDIE E-2 DBK08 (2 GPH) EMITTER ON RAINTUBE 1/2" POLY TUBING INSTALL TWO(2) EMITTERS PER SHRUB, TWO EMITTERS PER HERBACIOUS / GRASS, ONE EMITTER PER YUCCA, NO EMITTER PER CHOLLA / PRICKLY PEAR.
- SLEEVE SCH 40 PVC, EXISTING, ADD WHERE NOTED ON PLAN MIN. 2 SIZES LARGER THAN PIPE TO BE SLEEVED

SCALE: 1" = 20'-0"

0' 10' 20' 60'

NOTE: PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. WHERE EVER APPLICABLE, PLACE MAINLINE AND LATERAL PIPING WITHIN TWO(2) FEET OF FACE OF CURB (F.O.C.). ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO PLANTING. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL. ALL IRRIGATION SHALL BE INSTALLED WITHIN APPLICABLE RIGHT OF WAYS.

26-5189.93-1997

AS-BUILT INFORMATION
CONTRACTOR HEADS UP
WORK STAKED BY ___ DATE
INSPECTOR'S ACCEPTANCE BY ___ DATE
FIELD VERIFICATION BY ___ DATE
DRAWINGS CORRECTED BY J.C. DATE 9-97

MICRO-FILM INFORMATION
RECORDED BY ___ DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO — PATRICK N. GAY — No. 271 — REGISTERED LANDSCAPE ARCHITECT
12/16/96

NO.	DATE	REMARKS	BY
	9-97	IRRIGATION AS-BUILTS	

REVISIONS

DESIGN

DESIGNED BY	P. GAY	DATE 12-12-96
DRAWN BY	DP	DATE 12-12-96
CHECKED BY	P. GAY	DATE 12-12-96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

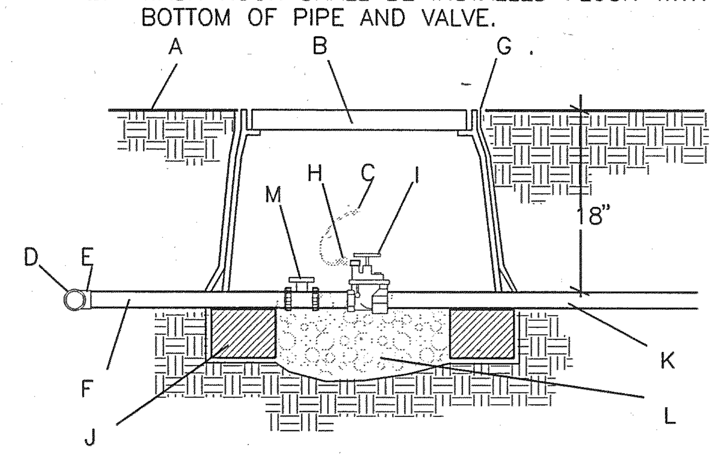
TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5189.93	E-23, F-23	I-18	of 20

FILE: SPPH5IR.DWG
BHI JOB NO.: 5303A2610
XREFS: AERIEBK.DWG, HTOPO.DWG, PLSP5IR.DWG, TEROSBL.DWG

GENERAL NOTES:
1. INSTALL AND 8" X 8" X 16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
2. WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE AND VALVE.

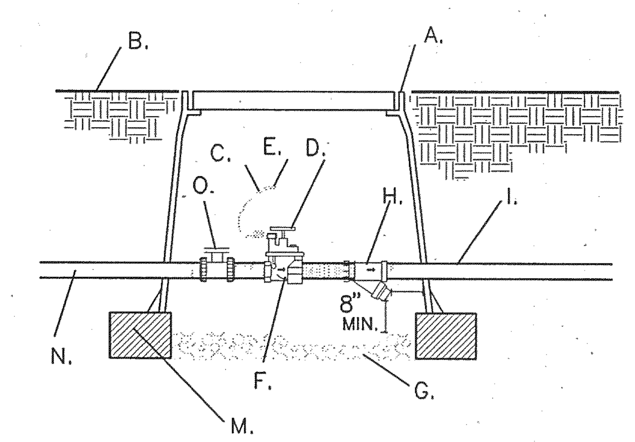


CONSTRUCTION NOTES:

A. FINISH GRADE
B. BROOKS PRODUCTS, INC. 1419-18 BODY (ABS) VALVE BOX WITH 1419 BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION.
C. 3M SCOTCHLOK CONNECTORS.
D. IRRIGATION MAINLINE/LATERAL MAINLINE.
E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
F. SCHEDULE 80 PVC NIPPLE.
G. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET AND OUTLET PIPE.
H. 24" WIRE EXPANSION COIL.
I. ELECTRIC VALVE (SEE PLAN / IRRIGATION LEGEND)
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. LATERAL LINE.
L. 1 CUBIC FOOT 1" DIAMETER WASHED ROCK.
M. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.

(A/I19) IRRIGATION ELECTRIC VALVE

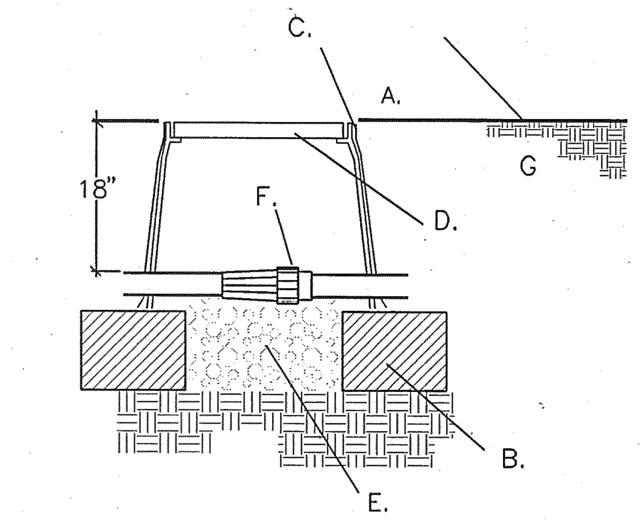
NOT TO SCALE



A. BROOKS PROJUCTS INC. 1730 BODY (ABS) VALVE BOX W/BOLT DOWN COVER.(ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE– SEE PLAN / IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH. 80 NIPPLE
G. 4" LAYER OF 3/4" GRAVEL
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE
M. 8" X 8" X 16" CMU CONCRETE BLOCK
N. SCH 80 PVC NIPPLE
O. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.

(B/I19) DRIP VALVE/FILTER ASSEMBLY

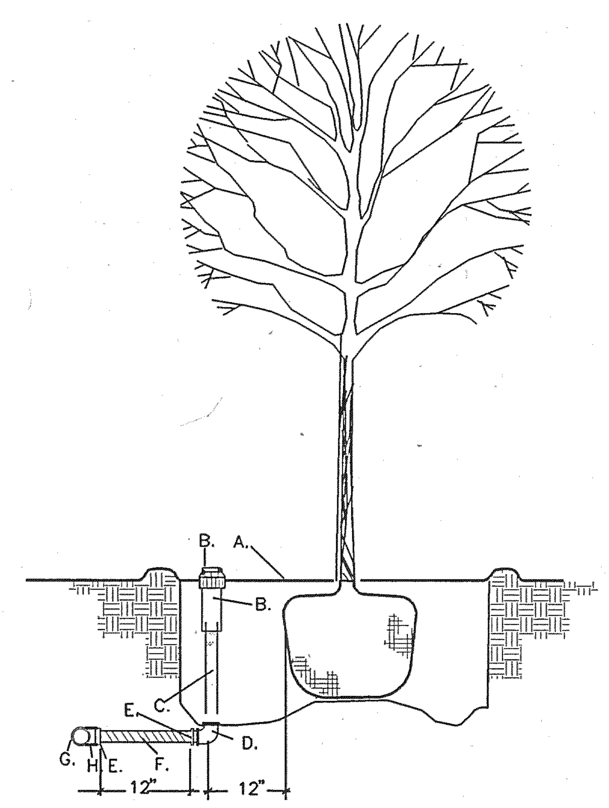
NOT TO SCALE



A. FINISH GRADE
B. 8" X 8" X 16" SOLID CMU BLOCK.
C. 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE. INSTALL FULL LENGTH OF VALVE BOX.
D. BROOK'S PRODUCTS INC, 1419 BODY (ABS) VALVE BOX WITH 1419 BOLT DOWN COVER (ABS) AND 8" EXTENSION.
E. 4" LAYER OF 3/4" GRAVEL
F. INLINE PRESSURE REGULATOR– SEE IRRIGATION LEGEND AND PLAN.

(C/I19) INLINE PRESSURE REGULATOR

NOT TO SCALE

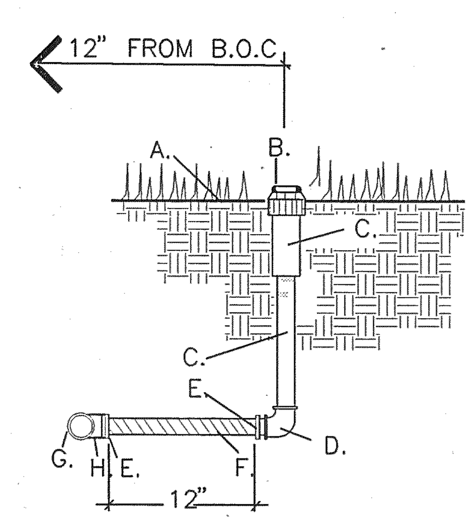


GENERAL NOTES:
1. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
2. TOP OF BUBBLER SHALL BE SET FLUSH WITH MULCH.
3. BUBBLER SHALL ALWAYS BE INSTALLED ON THE UPHILL SIDE OF THE TREE.

CONSTRUCTION NOTES:
A. FINISH GRADE
B. POP-UP BUBBLER (SEE PLAN / IRRIGATION LEGEND)
C. SCH. 80 PVC NIPPLE. (LENGTH SHALL DEPEND ON THE SIZE OF THE SPRINKLER HEAD)
D. SCH 40 PVC THREADED ELL.
E. SCH 40 PVC MIP ADAPTER.
F. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
G. LATERAL PIPE.
H. SCH 40 PVC S X S X T TEE OR S X T ELL.

(D/I19) POP–UP BUBBLER AT TREE

NOT TO SCALE

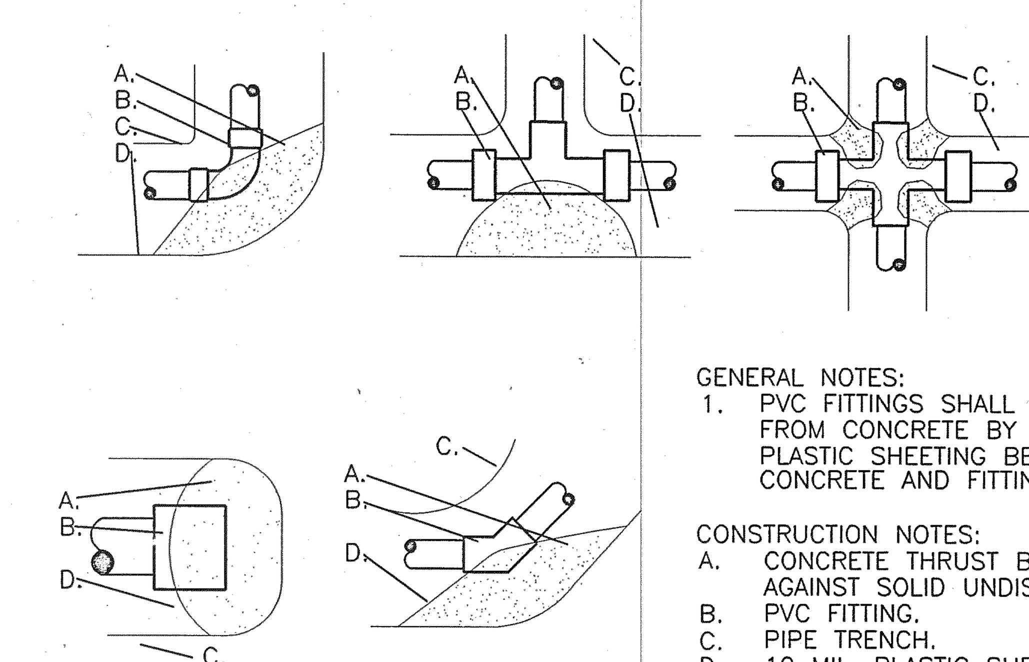


GENERAL NOTES:
1. THIS DETAIL SHALL BE USED FOR POP-UP SPRAY AND GEAR DRIVEN ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
3. TOP OF SPRINKLER HEAD SHALL BE SET 1" ABOVE FINISH GRADE

CONSTRUCTION NOTES:
A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN / IRRIGATION LEGEND)
C. SCH. 80 PVC NIPPLE. (LENGTH SHALL DEPEND ON THE SIZE OF THE SPRINKLER HEAD)
D. SCH 40 PVC THREADED ELL.
E. SCH 40 PVC MIP ADAPTER.
F. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
G. LATERAL PIPE.
H. SCH 40 PVC S X S X T TEE OR S X T ELL.

(E/I19) IRRIGATION SPRINKLER HEAD WITH FLEX PIPE ASSEMBLY

NOT TO SCALE

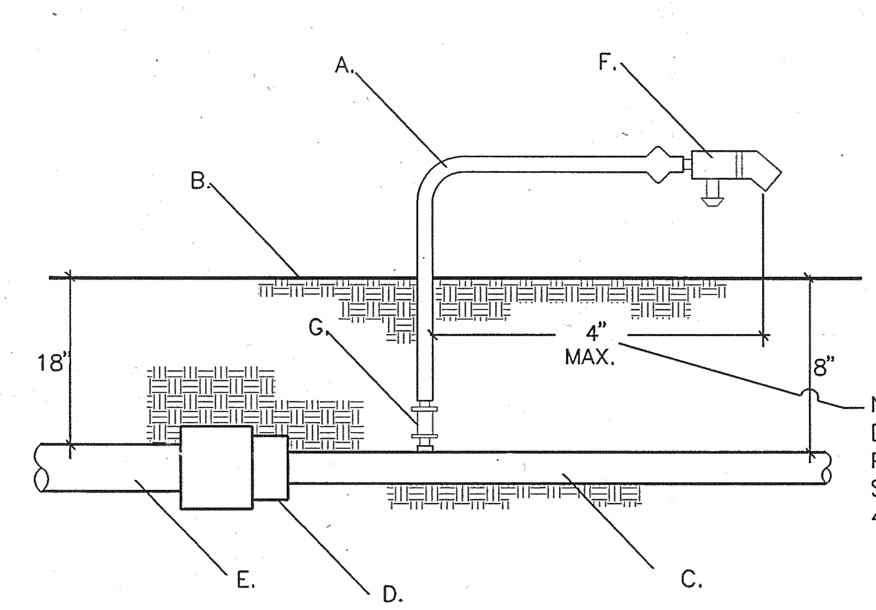


GENERAL NOTES:
1. PVC FITTINGS SHALL BE PROTECTED FROM CONCRETE BY PLACING 10 ML. PLASTIC SHEETING BETWEEN CONCRETE AND FITTING.

CONSTRUCTION NOTES:
A. CONCRETE THRUST BLOCK PLACED AGAINST SOLID UNDISTURBED SOIL.
B. PVC FITTING.
C. PIPE TRENCH.
D. 10 MIL. PLASTIC SHEETING.

(F/I19) IRRIGATION THRUST BLOCKS

NOT TO SCALE



A. FLEXIBLE TUBING
B. FINISH GRADE
C. 1/2" POLY PIPE
D. PVC TO POLY ADAPTER * INSTALL IN VALVE BOX W/ INLINE PRESSURE REGULATOR
E. PVC PIPE
F. DRIP EMITTER– SEE IRRIGATION LEGEND
G. CONNECTION BARB

NOTE:
DISTANCE BETWEEN EMITTER AND POINT WHERE FLEXIBLE POLY PIPE SURFACES ABOVE GRADE SHALL BE 4 INCH MAXIMUM.

(G/I19) PVC/POLY PIPE CONNECTION

NOT TO SCALE

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
INSPECTOR'S ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
12/16/96

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY P. GAY DATE 12-12-96
DRAWN BY DP DATE 12-12-96
CHECKED BY P. GAY DATE 12-12-96

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUN -2 1997				

26-5189.93 2097

City Project No.	Zone Map No.	Sheet	Of
5189.93	E-23, F-23	19 of 20	

FILE: HD5DET.DWG
BHI JOB NO.: 1 503A2610

IRRIGATION NOTES

GENERAL

* WORK UNDER THIS SECTION CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.

* THE CONTRACTOR SHALL BE FAMILIAR WITH THESE PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY ITEMS THAT ARE IN CONFLICT WITH THE PROPOSED CONTRACT.

* EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR IRRIGATION LINES AND EQUIPMENT. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. CALL N.M. ONE CALL AT 260-1990 FOR BLUE STAKING.

* RIGHT OF WAY VARIES BY STREET DESIGN. CONSTRUCTION AREAS ARE NOTED ON DRAWINGS. AT NO TIME SHALL CONTRACTOR PERFORM WORK OR DISTURB AREAS BEYOND RIGHT OF WAY LIMIT.

* ALL PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWING.

* WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS, THEY SHALL BE ADJUSTED AND/ OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERFLOW.

* CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.

* PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. WHERE EVER APPLICABLE, PLACE MAINLINE AND LATERAL PIPING WITHIN TWO(2') FEET OF FACE OF CURB(F.O.C) ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO PLANTING. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL. ALL IRRIGATION SHALL BE INSTALLED WITHIN APPLICABLE RIGHT OF WAYS.

* COMPLY WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND ANY OTHER GOVERNMENTAL BODIES HAVING JURISDICTION.

* REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.

* ALL BACKFILLING SHALL BE CLEAN MATERIAL FROM EXCAVATION. BACKFILLED TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.

* TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO 85% PROCTOR DENSITY.

* ALL VALVES TO BE IN APPROVED VALVE BOXES. LOCATE VALVE BOXES IN GROUPS OF TWO OR THREE AND NEAR WALKWAYS WHEREVER POSSIBLE.

* COORDINATE PROGRAMS TO AVOID STATION OVERLAP.

COMPONENTS AND PRODUCTS

* ALL COMPONENTS INSTALLED AS THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS.

* IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED FOR INSTALLATION, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS RECOMMENDED BY THE MANUFACTURER.

* ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION.

WARRANTY AND MAINTENANCE

* THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.

* THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.

* THE CONTRACTOR SHALL BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT WITH THE OWNER'S REPRESENTATIVE.

IRRIGATION LEGEND

(M)	EXISTING CHAMPION 100RS-100 MANUAL DRAIN ASSEMBLY	SEE DETAIL H/I19
	RAINBIRD 100-PEB CONTROL VALVE	SEE DETAIL A/I19
	RAINBIRD 100-PEB DRIP CONTROL VALVE WITH PEBCO PF SERIES 14-1' Y-FILTER	SEE DETAIL B/I19
(PR)	SENNINGER PMR30LF 3/4" INLINE PRESSURE REGULATOR	SEE DETAIL C/I19
	SPEARS TRUE UNION SCH. 80 BALL VALVE	
	HARDIE E-2 DBK08 (2 GPH) EMITTER ON RAINTUBE 1/2" POLY TUBING INSTALL TWO(2) EMITTERS PER SHRUB, TWO EMITTERS PER HERBACIOUS / GRASS, ONE EMITTER PER YUCCA, NO EMITTER PER CHOLLA / PRICKLY PEAR.	
	RAINBIRD POP UP BUBBLER 1803-5H-B-PCS-040. 0.4 GPM	SEE DETAIL D/I19
	RAINBIRD1806-15F-PCS-(SIZE AS PER PLAN)	SEE DETAIL E/I19
	RAINBIRD1806-15H-PCS-(SIZE AS PER PLAN)	SEE DETAIL E/I19
	RAINBIRD1806-15Q-PCS-(SIZE AS PER PLAN)	SEE DETAIL E/I19
	EXISTING MAINLINE	
	LATERAL SCH 40 PVC	
	SLEEVE SCH 40 PVC, EXISTING, ADD WHERE NOTED ON PLAN MIN. 2 SIZES LARGER THAN PIPE TO BE SLEEVED	

NOTES

1. ALL CONTROLLER WIRING UNDER PAVEMENT SHALL BE SLEEVED WITH EXISTING SCH 40 PVC. CONTROLLER STATIONS SHALL BE WIRED AS PER VALVE LEGEND.
2. DEPTH OF BURY SHALL BE 28" TO 30" FOR CONSTANT PRESSURE MAINLINE. 18" TO 20" FOR MAINLINE DOWNSTREAM OF THE MASTERVALVE, AND 18" TO 20" FOR ALL LATERAL LINES.
3. ALL TESTING GAUGES AND VALVES AS INSTALLED SHALL BE LABELED AS PER VALVE STATIONS AS SHOWN ON THESE PLANS.
4. VALVE BOXES SHALL BE INSTALLED IN PLACE PRIOR TO ANY PRESSURE TESTING TO ENSURE PROPER GRADING.
5. EXISTING SLEEVE LOCATIONS AS SHOWN ARE SCHEMATIC. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SLEEVES.
6. CONTRACTOR SHALL SIZE AND INSTALL ALL LATERAL PIPES AS PER PIPE SIZING CHART. ALL PIPE SIZING SHALL BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE PLANS.
7. THE IRRIGATION SYSTEM IS DESIGNED FOR AN OPERATIONAL RANGE OF 85-100 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO INITIATION OF CONSTRUCTION. IF PRESSURES ARE NOT WITHIN THIS RANGE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED

PIPE SIZING CHART

LATERALS SHALL BE SCH. 40 PVC, SIZED AS INDICATED BELOW, UNLESS OTHERWISE NOTED ON DRAWINGS:

MAXIMUM DEMAND	PIPE SIZE
UP TO 8.0 GPM	3/4"
8.0 TO 12.0 GPM	1"
12.0 TO 22.0 GPM	1 1/4"
22.0 TO 38 GPM	1 1/2"

VALVE LEGEND

VALVE AND STATION NO.
VALVE SIZE
TOTAL GPM
HEAD TYPE

NOTE: ZONES BELOW 10 GPM NOT TO BE PROGRAMMED FIRST OR LAST ON AUTOMATIC CYCLE SEQUENCING

AS-BUILT INFORMATION
CONTRACTOR WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO — PATRICIA L. GAY — No. 271 — REGISTERED LANDSCAPE ARCHITECT

12/16/96

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	P. GAY	DATE 12-12-96
DRAWN BY	DP	DATE 12-12-96
CHECKED BY	P. GAY	DATE 12-12-96

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 5

Design Review Committee — APPROVED JAN - 7 1997 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 5189.93

Zone Map No. E-23, F-23

Sheet 120 of 20

26-5189.93 2/1997

FILE: HDSDET.DWG
BHI JOB NO.: L95303A2610