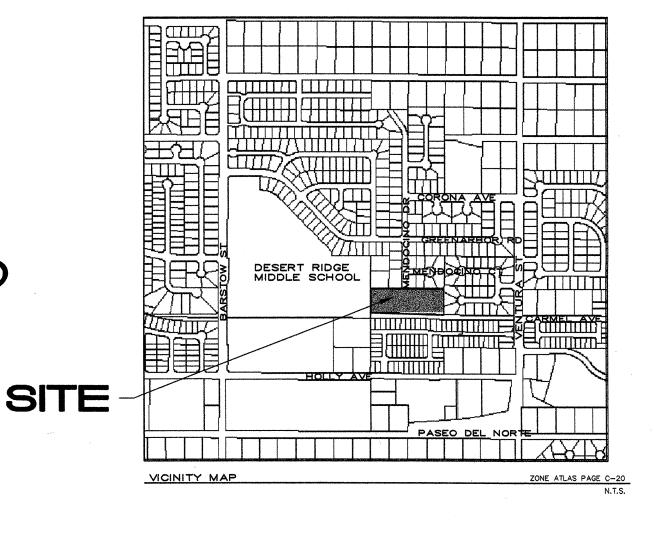
VINEYARD PARK PHASE II 8300 MENDOCINO DR NE

CONSTRUCTION PLANS ALBUQUERQUE, NEW MEXICO

APRIL 21, 2004





INDEX OF SHEETS

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PROPERTY INFORMATION

LEGAL DESCRIPTION: LOTS 21 THRU 24, BLOCK B TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES

TOTAL PARK AREA = 3.4 AC.

TOTAL PHASE II PROJECT AREA: COOL SEASON TURF AREA: WARM SEASON TURF AREA: TOTAL TURF AREA:

3.2 ACRES ACRES ACRE 1.87 ACRES

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GENERAL NOTES

GOVERNING SPECIFICATIONS

1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (INCLUDING ALL UPDATES THROUGH NO. 7).

MONUMENTATION INFORMATION

- 2) INFORMATION PERTAINING TO THE MONUMENTATION FOR THIS PROJECT MAY BE OBTAINED FROM THE CITY OF ALBQ. PUBLIC WORKS DEPT, SURVEY SECTION.
- 3) THE 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 CITY SURVEYOR. 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 OF ANY COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED, REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

EARTHWORK

- 4) THE EARTHWORK QUANTITIES ARE BASED ON FINAL VOLUMES COMPACTED IN PLACE. ON—SITE EXCAVATION AND BACKFILL QUANTITY (BID ITEM 0204.01) IS BASED ON A SHRINKAGE FACTOR OF 20%.
- 5) IRRIGATED TURF AREAS SHALL HAVE A SLOPE OF 4H:1V MAXIMUM, KEEPING SLOPES FLATTER WHEREVER POSSIBLE. SLOPES SHALL TRANSITION SMOOTHLY TO EXISTING GRADES AND ADJACENT STRUCTURES IN ALL CASES.
- 6) THE DESIGN "R" VALUE FOR THIS PROJECT IS 50. MATERIAL WITH AN "R" VALUE OF LESS THAN 50 SHALL NOT BE PLACED IN, NOR ALLOWED TO REMAIN WITHIN, THE TOP TWO FEET OF FINISHED SUBGRADE FOR ANY AREAS TO BE PAVED.
- 7) THE CONTRACTOR SHALL WARP SLOPES WHERE NECESSARY TO STAY WITHIN THE RIGHT-OF-WAY OR CONSTRUCTION LIMITS, OR TO MEET EXISTING STRUCTURES.
- 8) ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 9) THE CONTRACTOR SHALL BE RESTRICTED TO THE USE OF A 35 TON NON-VIBRATING ROLLER MAXIMUM TO OBTAIN THE REQUIRED COMPACTION IN EMBANKMENT AND SUB GRADE IN URBAN OR OTHER AREAS WHERE THE USE OF HEAVIER EQUIPMENT COULD DAMAGE UNDERGROUND UTILITIES OR OTHER PERMANENT STRUCTURES.
- 10) ROOT ZONES OF EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING GRADING OPERATIONS. THE ROOT ZONE SHALL BE DEFINED AS AN AREA TO EQUAL OR EXCEED 1.5 TIMES THE TREE DIAMETER AT BREAST HEIGHT (DBH) IN INCHES, CONVERTED TO FEET. FOR EXAMPLE A TREE WITH A DBH OF 6 INCHES WOULD TRANSLATE TO A ROOT PROTECTION ZONE WITH A 9 FEET RADIUS FROM THE TRUNK.
- 11) CONTOURS SHOWN ARE FOR FINAL GRADE. IN GRAVEL MULCH AREAS THE TOP OF SOIL GRADE WILL NEED TO BE ADJUSTED TO ACCOUNT FOR THE DEPTH OF GRAVEL.

WASTE DISPOSAL REQUIREMENTS

- 12) THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL PAVEMENT MATERIAL REMOVED ON THE PROJECT BY: BREAKING DOWN TO MAXIMUM 4" SIZE AND PLACING WITHIN NEW FILL EMBANKMENTS AT LEAST 2 FEET BELOW FINISHED GRADE; RECYCLING; STOCK PILING; AND/OR, HAULING TO AN APPROVED LANDFILL; IN ACCORDANCE WITH THE REGULATIONS OF THE NEW MEXICO SOLID WASTE ACT.
- 13) ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING, ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE DISPOSAL SITE DECIDED UPON AND COORDINATED BY THE CONTRACTOR, WITH THE APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL, NOTIFY THE PROJECT MANAGER IN WRITING OF THE DETAILS OF DISPOSAL OPERATIONS. BORROW MATERIAL, ROCK WASTE, VEGETATIVE DEBRIS, ETC., SHALL NOT BE PLACED IN WETLAND AREAS OR AREAS WHICH MAY IMPACT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES. AN ARCHAEOLOGICAL SURVEY AND ENVIRONMENTAL CLEARANCE SHALL BE GAINED BY THE CONTRACTOR BEFORE DISPOSAL SITES ARE ACCEPTED.

HAZARDOUS SPILLS REQUIREMENTS

14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEANUP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, ETC., WHICH MAY BE A THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING DISCOVERIES OF PAST SPILLS AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY TO THE NM ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 827-9329. NON-EMERGENCIES MAY BE REPORTED TO 428-2500.

ENVIRONMENTAL COMPLIANCE

- 15) THE CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY, INCLUDING THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEMS (NPDES) PROGRAM. FOR INFORMATION, CONTACT THE NPDES CONTACT FOR THE STATE OF NEW MEXICO AT (505) 827-2855. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED BY FEDERAL, STATE, AND CITY REGULATIONS FOR NPDES COMPLIANCE.
- 16) THE AIR POLLUTION CONTROL REGULATION OF THE ALBUQUERQUE BERNALILLO COUNTY AIR QUALITY CONTROL BOARD LIMIT EMISSIONS OF PARTICULATE MATTER AND THE USE OF CUT BACK ASPHALT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLARIFY THESE RESTRICTIONS WITH THE ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF BIDS TO AVOID CONFLICT WITH THE REGULATIONS. CALL THE ENVIRONMENTAL HEALTH DEPARTMENT AT 768–2600.

UTILITIES

- 17) CAUTION ALL EXISTING UTILITIES SHOWN REFLECT THE BEST INFORMATION AVAILABLE AND ARE APPROXIMATE ONLY. EXACT DEPTH OF UTILITIES IS UNKNOWN. ADDITIONAL UTILITIES MAY ALSO EXIST WHICH ARE NOT SHOWN.
- 18) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHEN WORKING NEAR THEIR SYSTEMS. UTILITY COMPANIES SHALL BE GIVEN 48 HOURS (WEEKENDS EXCLUDED) ADVANCE NOTICE FOR LINE LOCATION. CALL NEW MEXICO ONE CALL SYSTEM INC. AT 260-1990 REGARDING LOCATION OF UTILITY LINES.
- 19) IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES AND THEIR APPURTENANCES. ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 20) ALL UTILITY VALVE BOXES, MANHOLES, AND/OR UTILITY POLES WHICH FALL WITHIN CONSTRUCTION ZONE SHALL BE ADJUSTED TO GRADE OR RELOCATED BY THE RESPECTIVE UTILITIES, UNLESS OTHERWISE NOTED ON PLANS. THE CONTRACTOR SHALL COORDINATE SUCH ACTIVITIES IN ORDER TO FACILITATE ADJUSTMENT OR RELOCATION IN A TIMELY MANNER.

GENERAL CONSTRUCTION

- 21) THE CONTRACTOR IS TO COORDINATE ALL WORK WITH THE PROJECT MANAGER. THE PROJECT MANAGER FOR THIS PROJECT IS DAVID FLORES AT PHONE 768-3815
- 22) IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND SUPPLY WATER FOR THE PROJECT. THE COST WILL BE INCIDENTAL TO COMPLETION OF THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
- 23) ALL EXISTING TREES, SHRUBS OR TURF ON AN EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED AND WATERED DURING CONSTRUCTION; ANY VARIANCE SHALL BE CLEARED THROUGH THE PROJECT MANAGER. REMOVAL OF ANY OTHER EXISTING NON-IRRIGATED TREES OR SHRUBS NECESSARY TO COMPLETE THE PROJECT SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT MANAGER PRIOR TO ANY REMOVALS.
- 24) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO COMPLETE THE PROJECT. ADDITIONAL REMOVALS NOT SHOWN ON THE PLANS MAY BE DESIGNATED BY THE PROJECT MANAGER. ALL REMOVALS, UNLESS OTHERWISE INDICATED, WILL BE INCIDENTAL TO BID ITEM 0201.01—SITE CLEARING AND CRILIBRING
- 25) THE CONTRACTOR SHALL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT-OF-WAY LIMITS.
- 26) ANY BOULDERS OF A SIGNIFICANT SIZE (18" OR LARGER) UNEARTHED DURING PROJECT CONSTRUCTION WILL BE STOCK PILED FOR USE IN THE LANDSCAPE ARCHITECT REGARDING FINAL PLACEMENT OF THESE BOULDERS.
- 27) ANY SALVAGEABLE MATERIALS REMOVED FROM THIS PROJECT SHALL BE HAULED AND STOCK PILED AT A LOCAL LOCATION DETERMINED BY PROJECT MANAGER. HAUL OF SUCH MATERIALS SHALL BE INCIDENTAL TO BID ITEM 0201.01 SITE CLEARING AND GRUBBING.
- 28) THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIM TO EXISTING WALLS, FENCES, SIDEWALKS, TRAIL SURFACES, IRRIGATION LINES, VALVE BOXES, MANHOLES, CURB AND GUTTER ETC. DURING CONSTRUCTION AND SHALL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ANY EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION
- 29) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 30) SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- 31) A CLEAR ZONE OF TWO FEET COMPACTED TO 95% MP ON EITHER SIDE OF EXISTING ASPHALT TRAIL SHALL BE PROVIDED (WITH A CROSS SLOPE OF 2% AWAY FROM THE TRAIL) FOR MAINTAINENANCE ACCESS. NO PLANTINGS OR OTHER OBSTRUCTIONS ARE TO BE PLACED WITHIN THIS EASEMENT.
- 32) UPON COMPLETION OF CONSTRUCTION ALL AREAS WITHIN PROJECT LIMITS WHICH ARE DISTURBED OR ARE TO BE REVEGETATED SHALL BE SEEDED IN ACCORDANCE WITH SECTION 1012 "NATIVE PLANT SEEDING" OF THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

- 33) THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE SHALL BE KEPT CURRENT WITHIN TWO WEEKS AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT ENGINEER THROUGHOUT THE PROJECT. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER PRIOR TO FINAL PAYMENT.
- 34) QUANTITIES SHOWN HEREIN, FOR THE VARIOUS BID ITEMS, ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT SHALL BE BASED ON ACTUAL QUANTITIES AS CONSTRUCTED.
- 35) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION ZONE BY ENSURING THAT ALL NECESSARY SAFETY PRECAUTIONS ARE TAKEN, AS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORTIES, INCLUDING, BUT NOT LIMITED TO: GUARD FENCES, BARRICADES, LIGHTS, AND WARNING SIGNS.
- 36) CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 37) WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING ASPHALT, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.

ROADWAY CONSTRUCTION

- 38) FIVE (5) 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 CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE COA STANDARD SPECIFICATIONS.
- 39) THE CONTRACTOR SHALL BE THE RESPONSIBLE PARTY FOR THE IMPLEMENTATION AND MAINTENANCE OF ALL TRAFFIC CONTROL PROCEDURES AND MATERIALS. THE CONTRACTOR SHALL HAVE PERSONNEL AVAILABLE 24 HOURS PER DAY, SEVEN (7) DAYS PER WEEK TO INSPECT AND MAINTAIN TRAFFIC CONTROL DEVICES AS DIRECTED BY THE PROJECT ENGINEER.
- 40) THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A TRAFFIC CONTROL DIARY, WHICH SHALL BE AVAILABLE FOR REVIEW BY THE CITY AND /OR HIGHWAY DEPARTMENT PROJECT MANAGERS. COST OF THIS WORK IS TO BE INCLUDED IN THE UNIT BID PRICE FOR BID ITEM 0019.01 CONSTRUCTION TRAFFIC CONTROL.
- 41). ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 42) ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. COORDINATE LOCATION FOR NEW SIGNS AND/OR POSTS WITH ENGINEER.
- 43) WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE NOTED.
- 44) REMOVE AND REPLACE PAVEMENT ONE FOOT (1') WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING CURB AND GUTTER ADJACENT TO EXISTING ASPHALT CONCRETE PAVEMENT, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER. REFERENCE COA STANDARD DRAWING #2415.
- 45) THE FINAL SURFACE OF THE REPLACED PAVEMENT AND GUTTER SHALL CONFORM TO A GRADE LINE SET BY THE CONTRACTOR SUCH THAT THE PAVEMENT AND GUTTER WILL READILY DRAIN AND DOES NOT VARY SIGNIFICANTLY FROM ADJACENT EXISTING GRADES.

CONSTRUCTION STAKING

46) BID ITEM 004.01 CONSTRUCTION STAKING SHALL INCLUDE ALL SURVEYING AND CONTROL STAKING NECESSARY TO ESTABLISH PROJECT CENTERLINE, TOE OF SLOPE CATCH POINTS AND OTHER FEATURES AS REQUIRED FOR CONSTRUCTION OF THE PROJECT.

CONSTRUCTION SURVEYING

47) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND RECORDING ALL EXISTING AND FINAL GRADES BY CROSS—SECTIONING OR OTHER MEANS, FOR THE PURPOSE OF DETERMINING EARTHWORK QUANTITIES. THESE RECORDS WILL BE SUBJECT TO REVIEW BY THE CITY AND/OR ENGINEER FOR VERIFICATION OF PAY QUANTITIES.

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ON SIGNAL AVE. AND 27.3' WEST OF CENTER STRIPE ON
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ELEV. 5569.886, NGVD 29
STATION NAME: 5-C20 - ACS 1¾" ALUMINUM DISK, STAMPED
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NE, CENTERED ON DROP INLET STEV REND AND ALLOW. Resource Fechnology, Inc. Civil Engineering 5501 Jefferson Blvd, NE, Suite 200 rommental Sciences Albuquerque, New Mexico 87109 Water Resources E-mail: rti@mm.net 16505 243-7300 Pranning Facelimile: (505) 243-7400 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT

PARKS AND MEDIANS DIVISION

VINEYARD PARK (PHASE II)

8300 MENDOCINO DR NE

QENERAL NOTES

City Engineer Approva

Design Review Committee

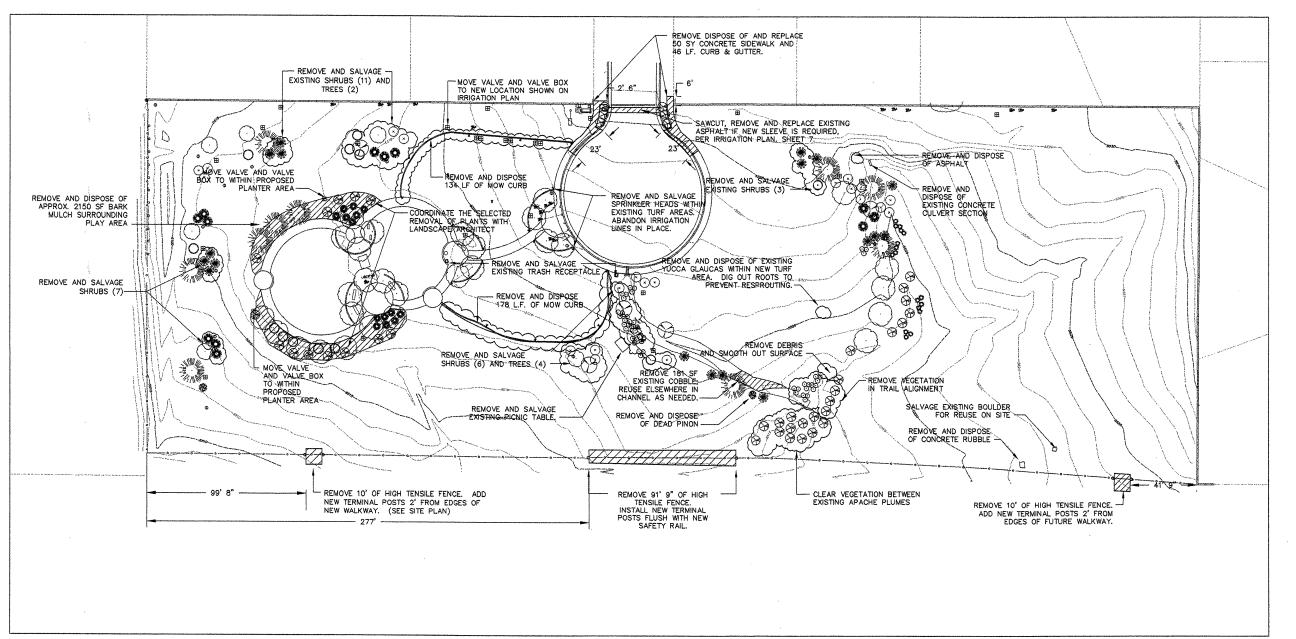
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MAP C-20 SHEET 2 OF 8

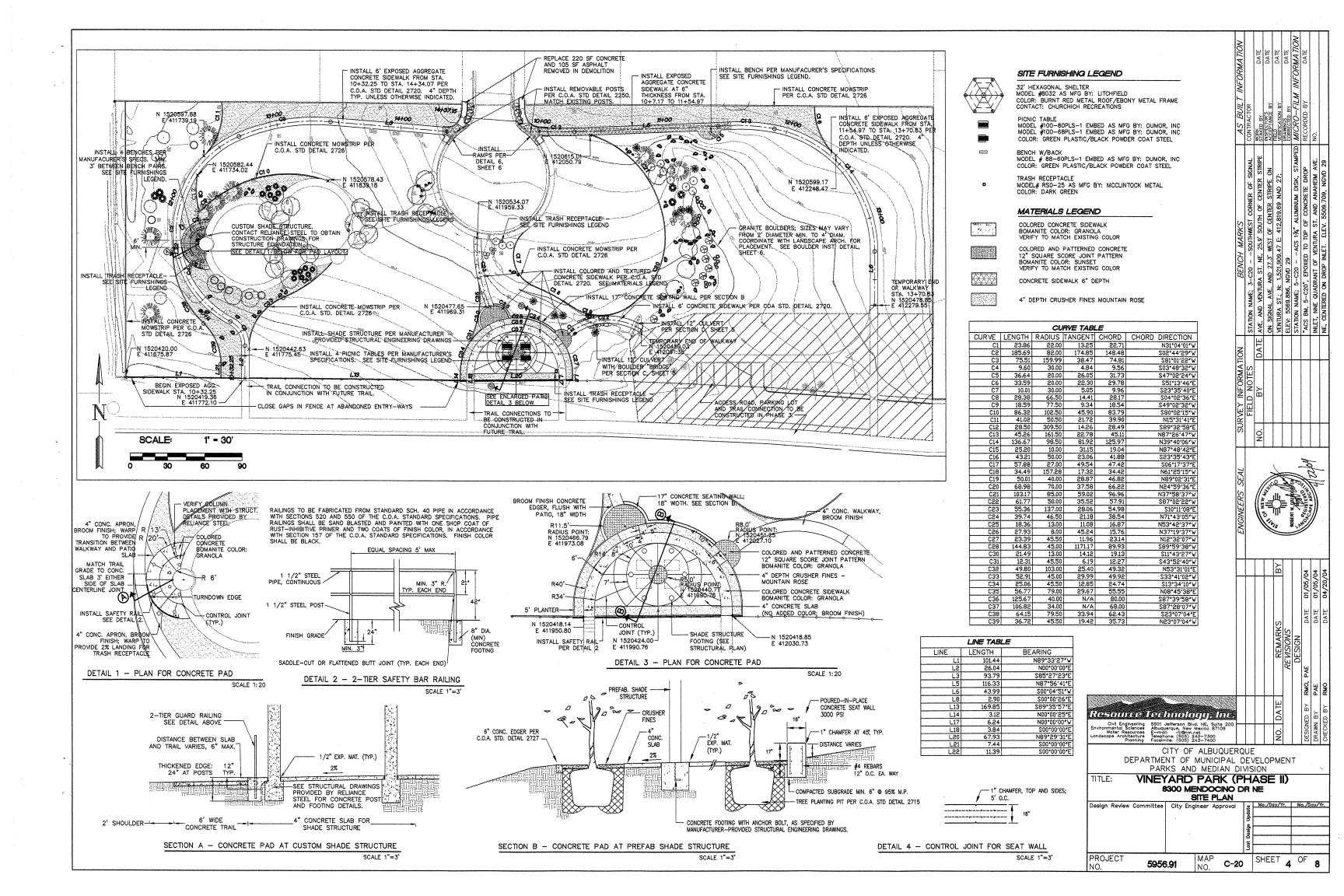
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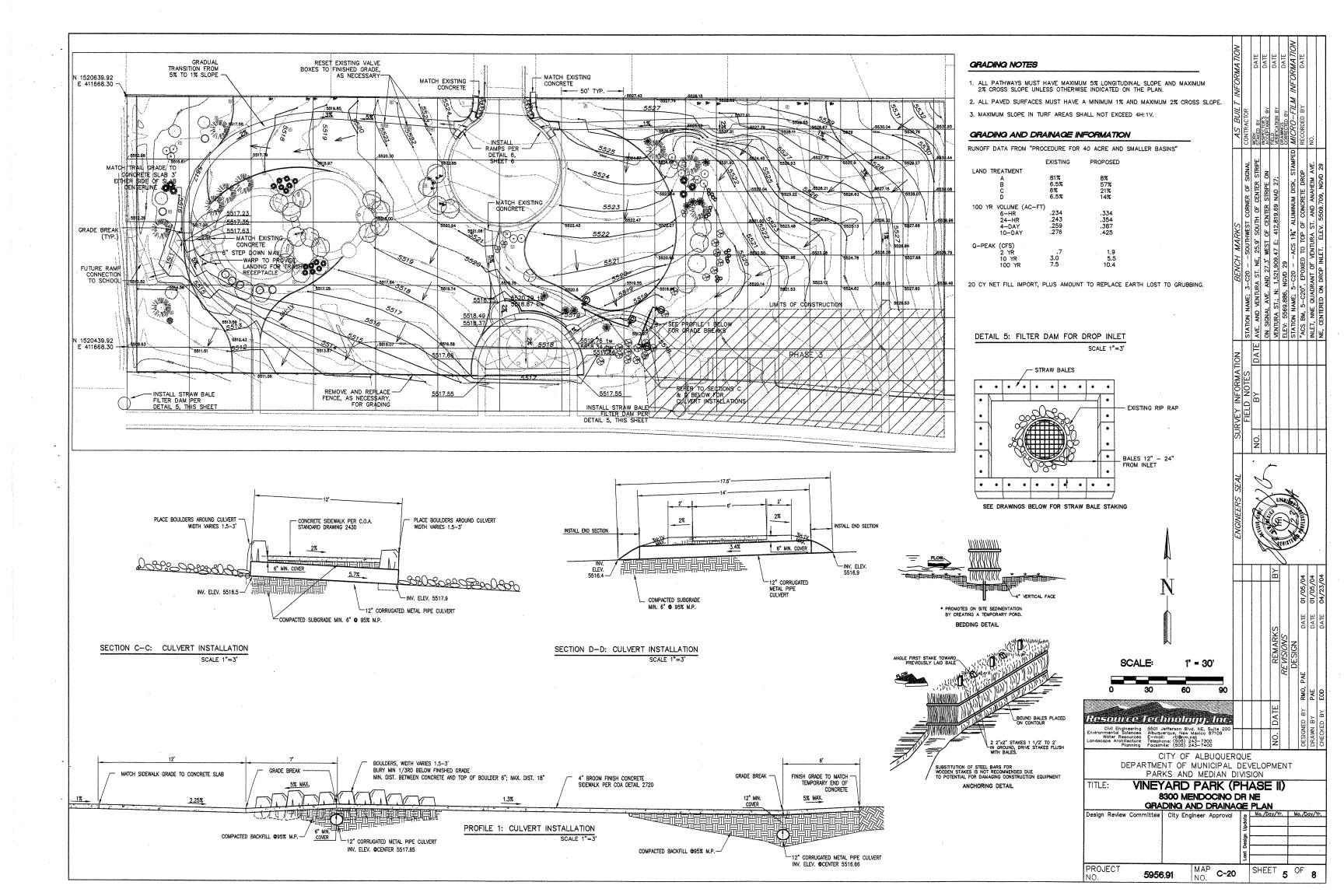


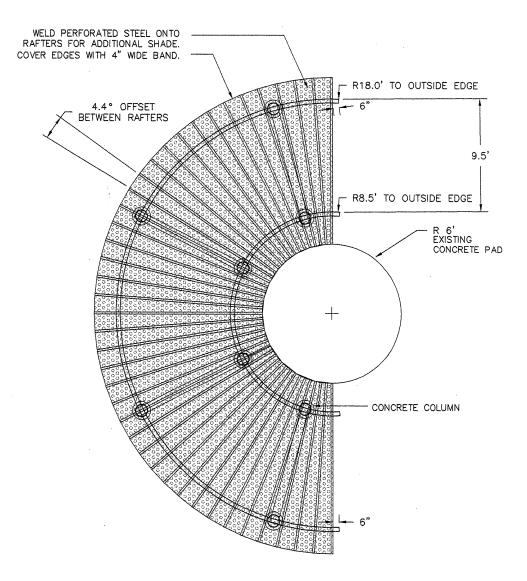
DEMOLITION NOTES

- 1. COORDINATE WITH LANDSCAPE ARCHITECT TO FLAG PLANT MATERIALS TO BE REMOVED.
- 2. PLANT MATERIAL TO BE SALVAGED SHALL BE CAREFULLY REMOVED, STORED IN POTS OR SIMILAR CONTAINERS TO PRESERVE ROOT BALLS, AND CARED FOR DURING CONSTRUCTION. PLANT MATERIALS SHALL NOT BE RE—PLANTED UNTIL THE IRRIGATION SYSTEM IS READY.
- 3. BUBBLERS AND DRIP LINES SHALL BE CAPPED OR PLUGGED WHERE VEGETATION HAS BEEN REMOVED.
- 4. ANY BOULDERS UNEARTHED DURING DEMOLITION OR GRADING WORK SHALL BE STOCKPILED FOR FUTURE USE ON SITE.
- 5. COORDINATE THE REMOVAL OF TRASH, DEBRIS, AND PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT. REFER TO GENERAL NOTE 24, SHEET 2.

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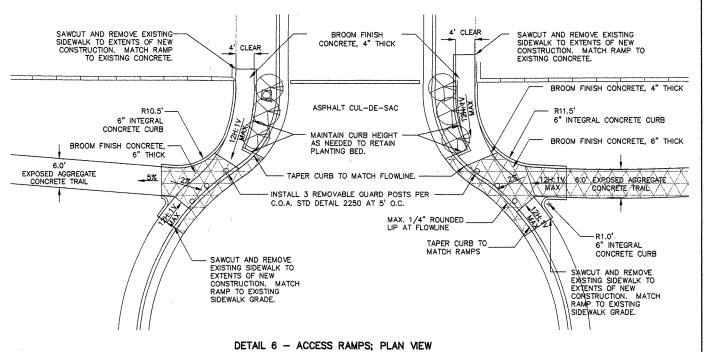


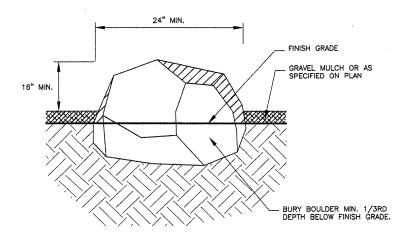


DETAIL 5 - SCHEMATIC DRAWING OF CUSTOM SHADE STRUCTURE.

SEE STRUCTURAL PLANS PROVIDED BY RELIANCE STEEL FOR FURTHER DETAIL.

SCALE 1:4



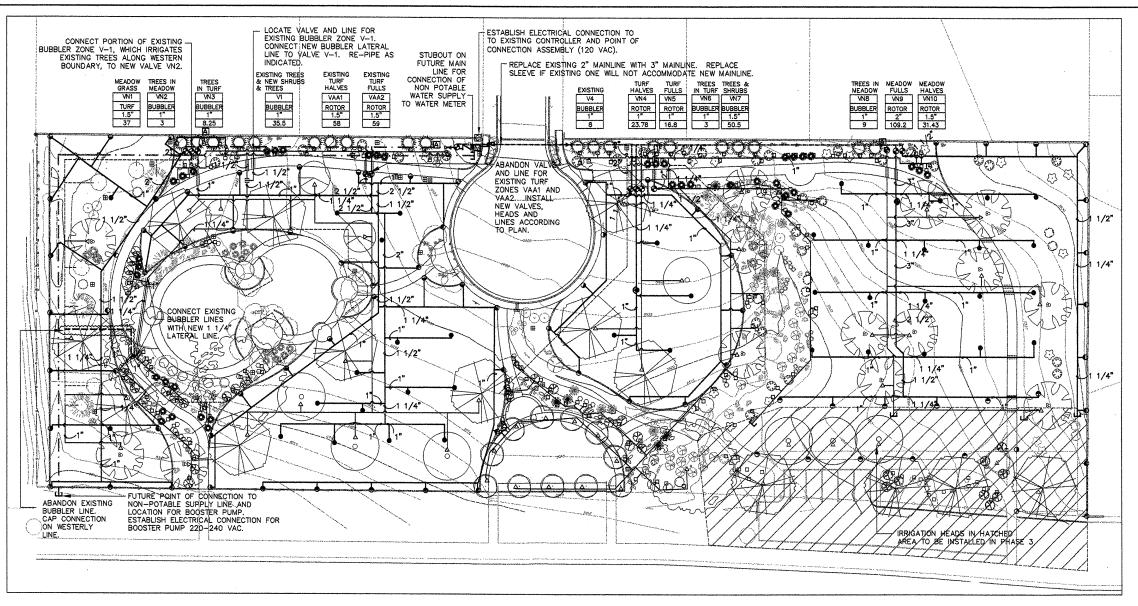


DETAIL 7 - BOULDER INSTALLATION DETAIL

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SCALE 1:10

		AS BUILT INFORMATION		DATE	DATE	DATE	DATE	INFORMA TION	DATE		
		AS BUILT IN	CONTRACTOR	WORK STAKED BY	INSPECTOR'S ACCEPTANCE BY	FIELD VERIFICATION BY	DRAWINGS CORRECTED BY	MICRO-FILM	RECORDED BY	NO.	
		BENCH WARKS	STATION NAME; 3-C20SOUTHWEST CORNER OF SIGNAL	E AVE. AND VENTURA ST. NE, 25.9' SOUTH OF CENTER STRIPE	ON SIGNAL AVE. AND 27.3' WEST OF CENTER STRIPE ON	VENTURA ST.; N: 1,521,909.47 E: 412,819.69 NAD 27;	ELEV: 5569.886, NGVD 29	STATION NAME; 5-C20ACS 13, ALUMINUM DISK, STAMPED MICRO-FILM INFORMATION	"ACS BM, 5-C20", EPOXIED TO TOP OF CONCRETE DROP	INLET, NNE QUADRANT OF VENTURA ST. AND ANAHEIM AVE.	NE, CENTERED ON DROP INLET. ELEV. 5509.709, NGVD 29
		SURVEY INFORMATION	FIELD NOTES	NO. BY DATE							
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		FNGWEFRS SFAI	1	(OF NEW ACE	/ King The state		ROBERT W. OBERDORFER	D' (3,00) 0 H	Societation of 12)
		lo:	1		OF NEW AC	MARKS BY AND MARKS	SWO	ON ROBERT MAGREDONFER	DATE 01/05/04 T. S. (18) 20, 20	DATE 01/05/04 000000000000000000000000000000000	DATE 04/20/04
RE-JUNIE VEC	Jefferson Bivd. NE, St. erque, New Mexico 8 anc; (590). 243–7300	Inc.	1		OF NEW ACT	DATE	REVISIONS	DESIGN	BY RMO, PAE DATE 01/05/04	BY PAE DATE 01/05/04	BY RMO DATE 04/20/04
Environmental Selences Water Resources Landscape Architecture Planning DEPARTME	Jefferson Blvd. NE, Si erque, New Mexico 8 i: rtiomm.net 7300 one: 5055) 243-7400 CITY OF ALBU NT OF MUNIC KS AND MED	JQUERG CIPAL DIAN DI	DUE VISION IN THE PROPERTY OF	EL IOI AS	3E	NO. DATE REMARKS	-N		RMO, PAE DATE 01/05/04	PAE DATE 01/05/04	RMO DATE 04/20/04
Civil Engineering S501. Albuque Water Resources Landscape Architecture Focsir DEPARTME PAR TITLE: VINEY	Jefferson Blvd. NE, Stergue, New Mexico B in ritionm.net one: (505) 243-7300 CITY OF ALBU NT OF MUNIC KS AND MED ARD PAI	JQUERG CIPAL DI RK (P CINO D PLAN	DUE VISION IN THE PROPERTY OF	AS NE	3E	NO. DATE REMARKS	N	T	BY RMO, PAE DATE 01/05/04	DRAWN BY PAE DATE 01/05/04	CHECKED BY RMO DATE 04/20/04



IRRIGATION EQUIPMENT LEGEND

- EXISTING 2" WATER METER
- C EXISTING IRRINET 16 STATION CONTROLLER
- BACKFLOW PREVENTION ASSEMBLY: REPLACE EXISTING WATTS RPB WITH FEBCO 825YA RP 2" IN FEBCO HB3N HOT BOX ENCLOSURE. REPLACE EXISTING 1 1/2" FLOWMETER WITH 2" MASTER METER MULTI JET FLOWMETER. RE-USE EXISTING RAINBIRD 2" PEB MASTER VALVE. (COA DETAIL 2701-A)
- INLINE PRESSURE REGULATOR WATTS 223 SERIES. ASSESS P PERFORMANCE OF EXISTING SYSTEM BEFORE INSTALLATION.
- 3" MAINLINE GATE VALVE ASSEMBLY (COA DETAIL 2707) VERIFY DESIRED LOCATION WITH PARKS MAINTENANCE PERSONNEL
- 1" CRISPIN M SERIES AIR RELEASE VALVE (COA DETAIL 2705) LOCATE AT THE END OF THE MAIN LINE AND AT THE HIGHEST POINT IN THE MAINLINE, DOWNSTREAM FROM THE MASTER VALVE.
- . REPLACE EXISTING 2" MAIN LINE WITH 3" SCHEDULE 40 PVC
- MAIN LINE STUB-OUT FOR NON-POTABLE WATER SUPPLY (3"); BURY WIRE FOR FUTURE CONNECTION TO CONTROLLER
- LATERAL PIPE (ROTOR): SCHEDULE 40 PVC (1" MIN. OR AS SHOWN ON PLAN), SOLVENT WELD
- LATERAL PIPE (BUBBLER): SCHEDULE 40 PVC (1" OR MIN. OR AS SHOWN ON PLAN), SOLVENT WELD
- EXISTING LATERAL PIPE
 - CLASS 200 PVC SLEEVE; SIZE AT LEAST 2 1/2 TIMES PIPE SIZE
- CAP FOR POINT OF CONNECTION IN PHASE 3 CONSTRUCTION
- RAIN BIRD PEB AUTOMATIC CONTROL VALVE ASSEMBLY. SEE PLAN FOR SIZE. INSTALL UPSTREAM FILTRATION ON VALVES WITH FLOWS BELOW 5 GPM. (REFERENCE COA DETAIL 2703)
- EXISTING VALVE BOX

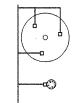
IRRIGATION HEADS LEGEND ROTOR SPRINKLER ASSEMBLY: HUNTER 1-20 SERIES (COA DETAIL 2709)

HUNTER 1-20-ADV-03 2.7 GPM @ 50 PSI

- HUNTER 1-20-ADV-04 4.2 GPM @ 50 PSI
- HUNTER I-20-36V-04 4.2 GPM @ 50 PSI INSTALL SPRINKLERS ON VALVES VN1, VN9 AND VN10 ON 6" POP-UPS

BUBBLER ASSEMBLY: RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLER (C.O.A. DETAIL 2710)

- □ 1401 (.25 GPM) 1 PER SHRUB
- 4 1401 (.25 GPM) 3 PER TREE (TRIANGULAR SPACING - SEE DETAIL BELOW)



IRRIGATION SCHEDULE - TYPICAL JULY (2'/WEEK)

STATION	RUN 1	TIME IN MIN	UTES						F	PRECIP.	DESCRIPTION
VN1	83	VAI 853 WIK / 87 GPI				1				.48	NATIVE MEADOW FULLS
VAA1	83	YANT 60 MRV 56 DPM								.48	TURF HALVES
VAA2	167		VAA2 187	uli./ 50 079						.24	TURF FULLS
VN4	83		VH4 83 M	7 24 0PM						.48	TURF HALVES
VN5	167		465 (67 s	4 / 2 ON						.24	TURF FULLS
VN10	83			(A)	00 63 mm / 33 48 09					.48	NATIVE MEADOW HALVES
VN9	167						WHO 187 WILL / 100.2 OF			.24	NATIVE MEADOW FULLS
	0	HR 1	HR	2HR :	3HR 4	#HR	5HR	6HR	7HR		

IRRIGATION NOTES - GENERAL

- 1. DESIGN PRESSURE AT POINT OF CONNECTION IS 90 PSI. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO CONSTRUCTION. WATER SOURCE IS EXISTING 6" WATER MAIN LOCATED ON MENDOCINO DR. CONTRACTOR TO SUBMIT PRESSURE INFORMATION TO LANDSCAPE ARCHITECT (243-7300) FOR NOTICE TO PROCEED WITH PLAN AS DESIGNED, OR WITH MODIFICATIONS
- 2. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWNGS AND LACK OF AS-BUILT INFORMATION, CONTRACTOR IS RESPONSIBLE FOR ROUTING PIPE TO ENSURE THAT PIPING IS OUTSIDE DRIP LINES OF EXISTING TREES AND AVOIDS CONFLICTS WITH EXISTING UTILITIES. ALL IRRIGATION COMPONENTS ARE TO BE A MINIMUM OF 8' FROM TREE CENTERS.

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- COORDINATE INSTALLATION OF POWER SUPPLY FROM MENDOCINO CT. FOR BACKFLOW, HEAT TAPE, CONTROLLER, AND FUTURE BOOSTER PUMP W/PNM. (ROSIE ROMERO 241-3448). CONTROLLER REQUIRES 120 VAC; BOOSTER PUMP WILL REQUIRE 220-240 VAC. OVERHEAD LINES ARE NOT TO BE LOCATED WITHIN THE PARK.
- REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS. ALL IRRIGATION INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION INCLUDING ALL REVISIONS.
- 5. ALL VALVES ARE TO BE IN APPROVED VALVE BOXES WITHIN TURF AREAS. LOCATE BOXES IN GROUPS OF TWO OR THREE AND NEAR WALKWAYS WHEREVER POSSIBLE.
- 6. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION.
- 7. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN SATISFACTORY WORKING ORDER DURING THE TIME OF CONTRACT WORK, OR PROVIDE FOR TEMPORARY IRRIGATION SOURCE.

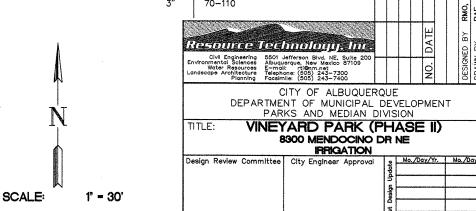
IRRIGATION NOTES - CONSTRUCTION

- THERE ARE 6 EXISTING VALVES ON SITE BUBBLER FOR TREES ON WEST SIDE OF PARK DRIP FOR SHRUBS ON WEST SIDE OF PARK
 - ROTOR FOR TURF (HALVES)
 - ROTOR FOR TURF (FULLS)
- V-3 DRIP FOR SHRUBS ON EAST SIDE OF PARK
 V-4 BUBBLER FOR TREES ON EAST SIDE OF PARK
 REFER TO LEGEND AND PLAN FOR CHANGES TO VALVES V-1, VAA1
- SALVAGE 1" RAINBIRD PEB-PRS VALVES FROM ABANDONED ZONES VAA1 AND VAA2 AND RETURN TO OWNER.
- IRRIGATION LATERALS DELIVERING WATER TO PLANT MATERIAL THAT HAS BEEN REMOVED MUST BE CAPPED.
- 4. ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAYING.
- 5. CLASS 200 PVC SLEEVES ARE TO BE PROVIDED AT ALL PAVEMENT CROSSINGS; SLEEVES TO BE SIZED AT LEAST 2 1/2 TIMES THE PIPE SIZE TO BE SLEEVED. SEAL ENDS WITH TAPE.
- 6. ALL IRRIGATION LINES MUST BE SOLVENT WELDED.
- 7. CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING
- SPRINKLER HEADS MUST BE LOCATED AT LEAST 8" FROM CONCRETE EDGES OR SLABS.

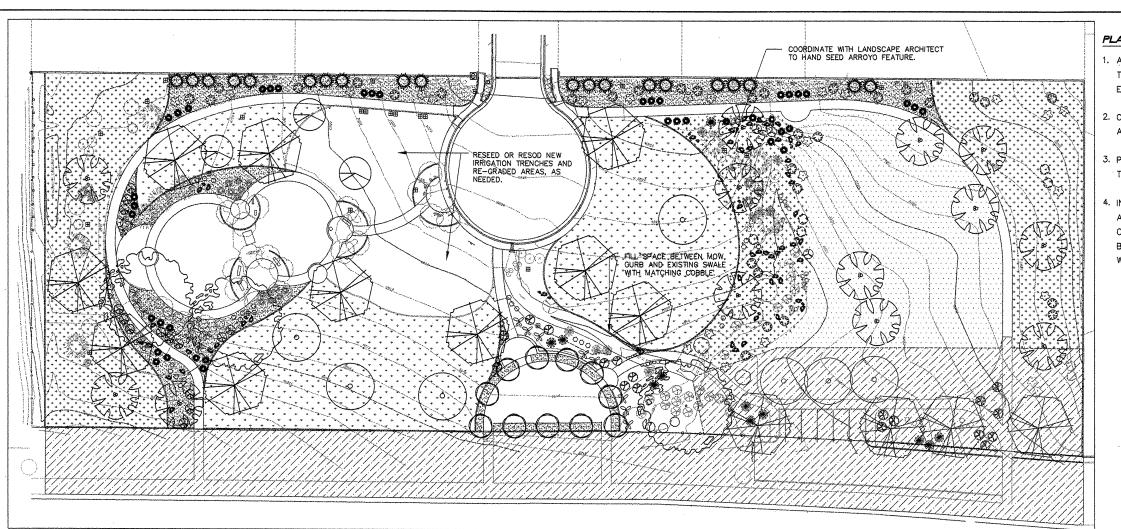
PIPE SIZING CHART

PIPE SIZE	
1"	0-12
1 1/4"	12-22
1 1/2"	22-38
2"	3850
2 1/2"	50-70
3"	70-110

PROJECT



5956.91



PLANTING NOTES

- 1. ALL TREES MUST BE PLANTED 8' AWAY FROM IRRIGATION LINES AND VALVES. TREE PLACEMENTS SHALL BE ADJUSTED IF PROPOSED LOCATION CONFLICTS WITH EXISTING IRRIGATION LINES EXPOSED DURING CONSTRUCTION.
- 2. COORDINATE THE PLANTING OF SALVAGED PLANT MATERIALS WITH LANDSCAPE
- 3. PRUNE LOWER BRANCHES OF EXISTING DESERT WILLOWS AND WITEX TO ENCOURAGE TREE FORM. COORDINATE WITH LANDSCAPE ARCHITECT.
- 4. IN THE EVENT THAT THE NATIVE MEADOW AREA FAILS TO GROW, THE CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT WILL PROMPTLY COORDINATE THE RE-PLANTING OF THE AREA WITH THE STANDARD PARK TURF BLEND. THE SPRINKLER SYSTEM WILL BE ADJUSTED TO SUPPORT THE HIGHER WATER DEMAND OF THE NEW TURF.

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SCALE: 1" = 30' 0 30 60 90				REMARKS	REVISIONS	DESIGN	RMO, PAE DATE	E DATE	IO . DATE
Civil Engineering 5501 Jefferson Blvd. NE. Suite 200 Motormental Sciences Albuquerque, New Mexico 87109 Water Resources E-mail: rtifbrin.net). DATE			DESIGNED BY RM	DRAWN BY PAE	CHECKED BY RMO
CITY OF ALBUQUEF DEPARTMENT OF MUNICIPAL PARKS AND MEDIAN	DIV	EV (IS	ELC ION)PM		T	DE	DR,	ਤ
NORTH ALBUQUERQUE ACRES, 830 PLANTING PLA	W	Æ	NDC		0 [
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PLANT LEGEND INSTALL PLANT MATERIAL PER C.O.A. STANDARD DETAIL 2713, 2714, 2716, OR 2717.

QUANTIT	Y per wy	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT
3	The state of the s	ARIZONA SYCAMORE	PLATANUS WRIGHTII	20 GAL.	50-80'
9		COMMON HACKBERRY	CELTIS OCCIDENTALIS	20 GAL.	50' TALL/50' WIDE
4	0	SHADEMASTER HONEYLOCUST	GLEDISTIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	40' TALL/30' WIDE
13	E LA	BURR OAK	QUERCUS MACROCARPA	2" CAL.	60' TALL/75' WIDE
11		GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' TALL/15' WIDE
3	\bigcirc	PRAIRIE FIRE FLW. CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CAL.	20' TALL/WIDE
2		NEW MEXICO OLIVE	FORESTERIA NEOMEXICANA	USE SALVAGED PLANTS	6-8' TALL/WIDE
21		ROCKY MOUNTAIN JUNIPER "MOONGLOW"	JUNIPERUS SCOPULORUM "MOONGLOW"	25 GAL.	15' TALL/ 8' WIDE

PLANT LEGEND INSTALL PLANT MATERIAL PER C.O.A. STANDARD DETAILS 2713, 2714, 2715, 2716, OR 2717.

QUANTITY		COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT/SPREAD
		DECIDUOUS SHRUBS			
17	X	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR. NANHOENSIS	5 GAL	5' TALL/WIDE
22	\odot	CHAMISA	CHRYSOTHAMNUS NAUSEOUSUS	1 GAL	3'-6' TALLL/WIDE
5	**	THREELEAF SUMAC	RHUS TRILOBATA	5 GAL*	5'-7' TALL/WIDE
3	O	COYOTE WILLOW	SALIX EXIGUA	5 GAL	6' TALL/WIDE
		EVERGREEN SHRUBS			
17	\mathfrak{D}	POWIS CASTLE SAGE	ARTEMESIA ABS. 'POWIS CASTLE'	1 GAL	3' TALL/6' WIDE
31	(THREADLEAF SAGE	ARTEMESIA FILIFOLIA	1 GAL	3'-4' TALLL/WIDE
5	0	SHADSCALE (FEMALE ONLY)	ATRIPLEX CONFERTIFOLIA	1 GAL	5' TALL/WIDE
3	0	MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL	4-6' TALL/WIDE
32		BEARGRASS	NOLINA MICROCARPA	5 GAL*	2' TALL/WIDE
		ORNAMENTAL GRASSES			
30	0	MUHLY GRASS	MUHLENBERGIA CAP. 'REGAL MIST'	5 GAL	3' TALL/WIDE

MULCHES/GROUND TREATMENT

COOL SEASON TURF

INSTALL PER COA STANDARD SPECIFICATION SECTION 1011 WARM SEASON NATIVE TURF 1:1 BUFFALOGRASS/BLUE GRAMA BLEND

INSTALL PER COA STD SPECIFICATION SECTION 1012. REPLACE SEED SPECIES TO "NATIVE WONDER" LAWN MIX AVAILABLE FROM CURTIS & CURTIS (505.762.4759) AND RATE OF APPLICATION TO 30 LBS./ACRE.

WARM SEASON NATIVE TURF 1:1 BUFFALOGRASS/BLUE GRAMA BLEND INSTALL PER COA STD SPECIFICATION SECTION 1012. REPLACE SEED SPECIES TO "NATIVE WONDER" LAWN MIX AND RATE OF APPLICATION TO 25 LBS./ACRE. ADD 2 LBS./ACRE OF "LLANO ESTACADO" WILDFLOWER MIX"

REVEGETATION SEEDING - SEED MIX SHALL BE PER COA STD SPEC. SECTION 1012 (EAST SIDE MIX) EXCLUDING FOUR-WING SALTBUSH.

* DENOTES PLANT MATERIALS THAT MAY BE SALVAGED AD RE-USED ON SITE. SEE NOTES 1 & 2 ON DEMOLITION PLAN.

4" DEPTH MOUNTAIN ROSE CRUSHER FINES

6" DEPTH SANTA ANA TAN COBBLES

Design Review (Committee	City Engineer	Approval	date	Mo./Day/Y	-	Mo./Do	y/Yr.	-
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