

CITY OF ALBUQUERQUE

CAPITAL IMPLEMENTATION PROGRAM

EUBANK MEDIANS LANDSCAPE IMPROVEMENTS

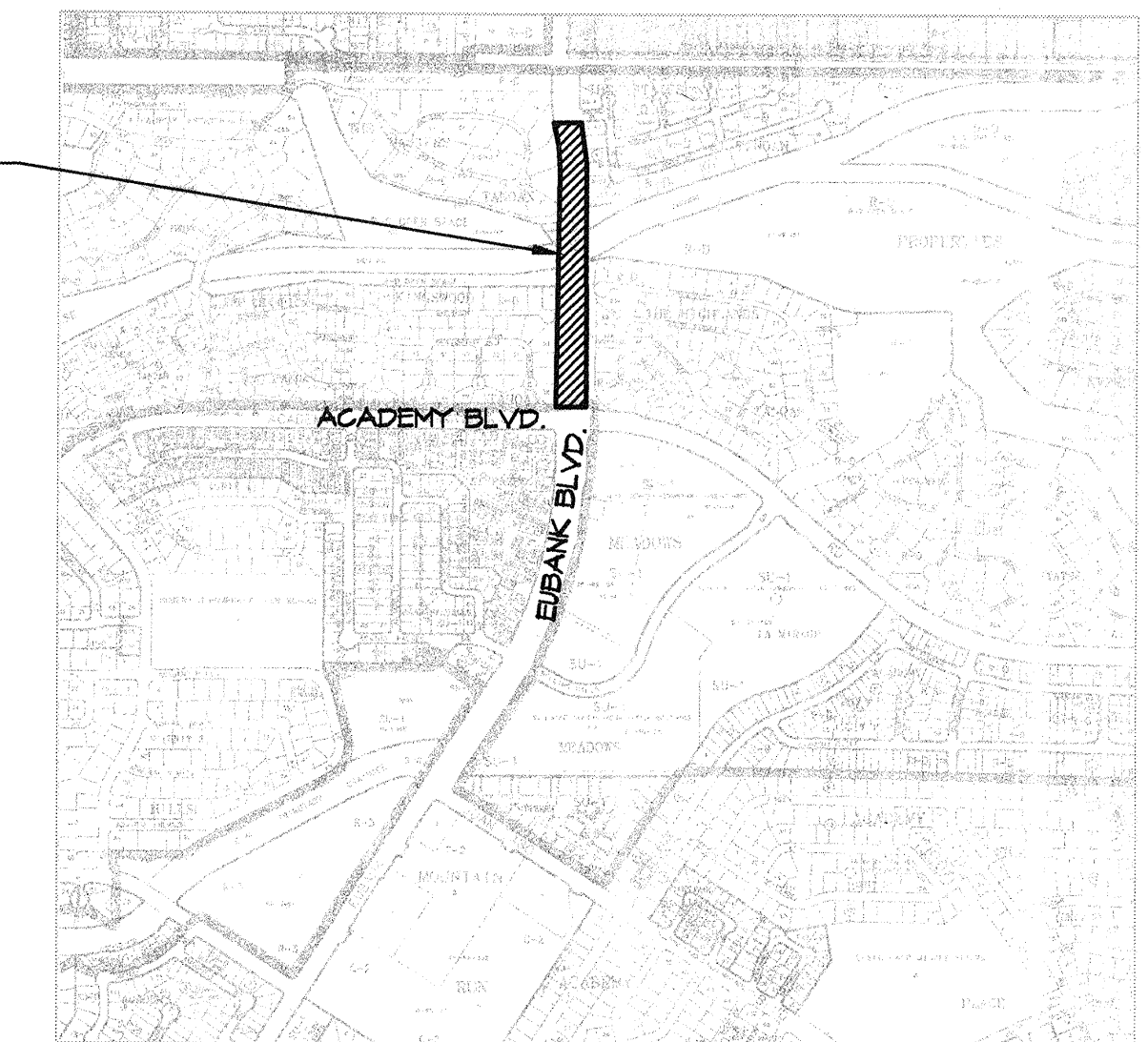
ACADEMY DRIVE TO STARLIGHT DRIVE

GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS."
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH MUNICIPAL OFFICIALS AND PREVIOUS CONSTRUCTION DRAWINGS. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES AND UTILITY CONNECTION POINTS IN THE IMMEDIATE VICINITY OF THE PROPOSED SITE MAY BE SLIGHTLY DIFFERENT FROM THE LOCATION SHOWN ON THE DRAWINGS. 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 OWNER REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
- ALL EXCAVATION/CONSTRUCTION PERMITS WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMITS.
- DISPOSAL OF ALL WASTE MATERIAL AND UNSUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC, PAVING, CONCRETE CURBS AND SIDEWALKS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OF PAYMENT SHALL BE MADE.
- REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK, OR RUNDOWN SHALL BE TO THE NEAREST JOINT OR SAW CUT.
- ALL CONCRETE SHALL BE 4000 PSI 28-DAY STRENGTH IN ACCORDANCE WITH PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS UNLESS OTHERWISE NOTED.
- ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL MEET THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARDS.
- BACKFILL COMPACTION AND PAVING FOR UTILITIES SHALL BE ACCORDING TO C.O.A. STANDARD DRAWING NO. 2465.
- PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY - PLANS TAKE PRECEDENCE.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT 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. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION.
- 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 OR BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENTS 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 COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION, AS EXISTING OR INDICATED BY THIS PLAN SET.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.

VICINITY MAP

SITE



SHEET INDEX

SHEET NO.	TITLE
1	TITLE SHEET, VICINITY MAP, SHEET INDEX
2	IRRIGATION PLAN
3	PLANTING PLAN
4	TRAFFIC CONTROL
5	TRAFFIC CONTROL

FOR INFORMATION ONLY

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GAS CO.

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AT&T

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JONES INTERCABLE

Karen Shore
4611 Montbel Pl., NE
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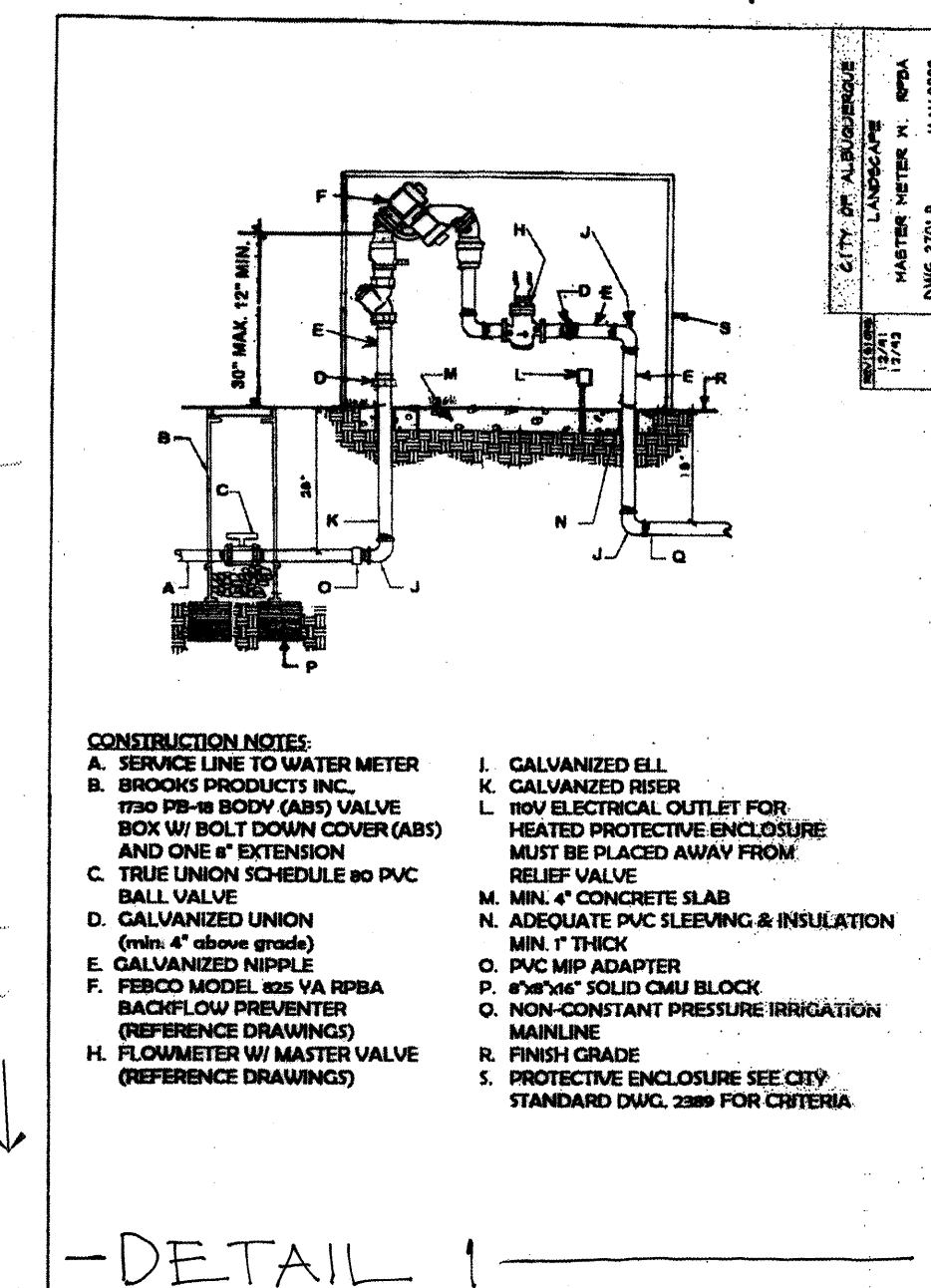
US WEST COMMUNICATIONS



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Planning / Landscape Architecture
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(505) 764-8801 Fax 842-5495
e-mail: cp@consensusplanning.com

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>[Signature]</i>	8-28-02	<i>[Signature]</i> CITY ENGINEER DATE		
		Transportation	<i>[Signature]</i>	8/15/02			
		Water/Wastewater	<i>[Signature]</i>	8/15/02			
		Hydrology	<i>[Signature]</i>	8/15/02			
		CIP	<i>[Signature]</i>	8/15/02			
Constr. Mngmt.	<i>[Signature]</i>	8-28-02	PROJECT NUMBER 646091				
Constr. Coord.	<i>[Signature]</i>	8-28-02	SHEET 1 OF 5				



Design Review Committee 		City Engineer Approval 		Last Design Update	Mo. / Day / Yr. 		Mo. / Day / Yr. 	
City Project No. 646091		Zone Map No. F-21			Sheet 2 of 5			

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES				CONTRACTOR	
NO.	BY	DATE		WORK STARTED BY	DATE
				SURVEYOR'S ACCEPTANCE BY	DATE
				FIELD VERIFICATION BY	DATE
				DRAWINGS CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

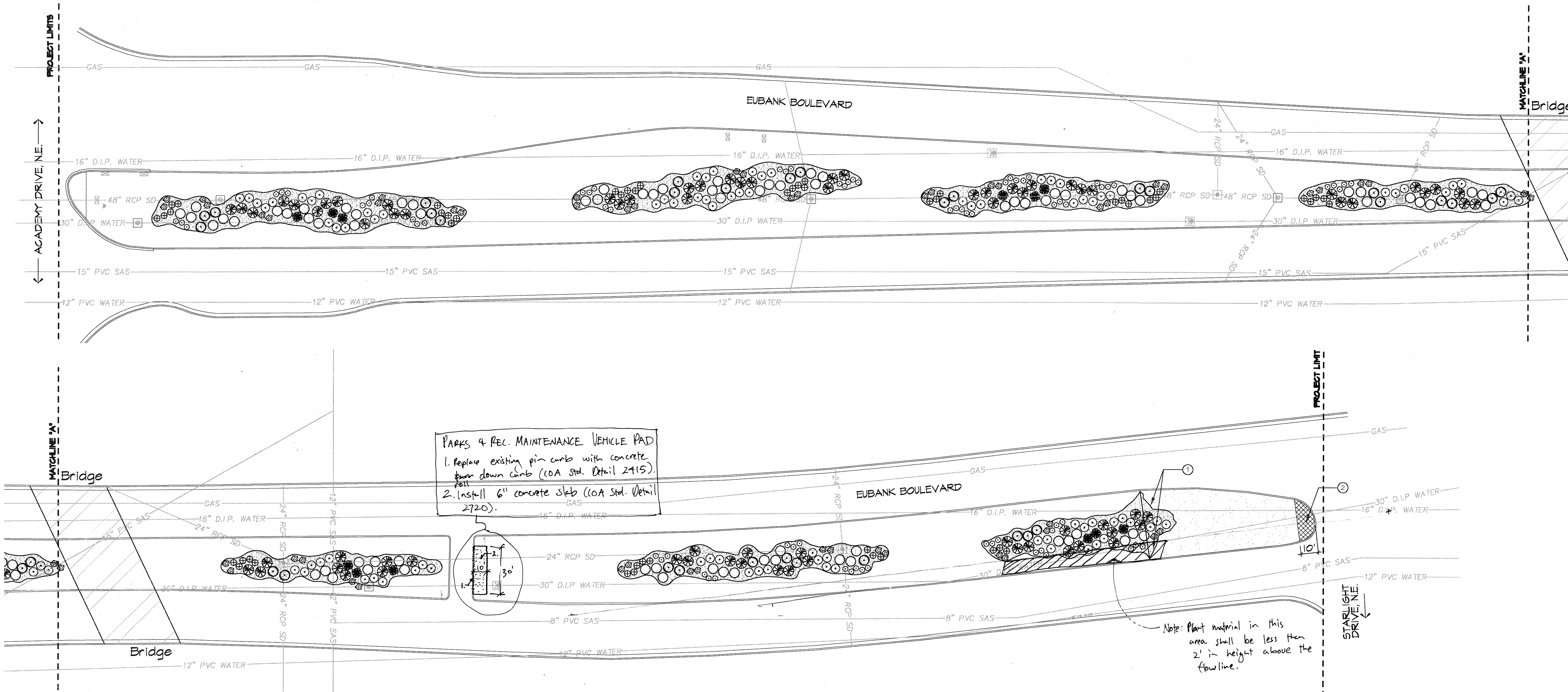
ENGINEERS SEAL

STATE OF NEW MEXICO
BRANT T. FORD
REGISTERED
LANDSCAPE ARCHITECT
F309

05-02-

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PROGRAM	
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Sheet	<div style="display: flex; justify-content: space-around; align-items: center;"> 2 of 5 </div>



PLANT LEGEND

Quantities	Symbol	Scientific Name	Common Name	Size	Spacing and Mature Height and Spread	Water Use
32		Caesalpinia pulcherrima	Red Bird of Paradise	5-gal	6' o.c. 6' ht. x 6' spread	Low
50		Caryopteris clandonensis	Blue Mist	1-gal	4' o.c. 3' ht. x 4' spread	Medium
76		Chrysothamnus nauseosus	Chamisa	1-gal	6' o.c. 4' ht. x 5' spread	Low
73		Fallugia paradoxa	Apache Plume	1-gal	6' o.c. 5' ht. x 5' spread	Low
86		Perovskia atriplicifolia	Russian Sage	1-gal	5' o.c. 5' ht. x 5' spread	Medium
73		Salvia greggii	Cherry Sage	1-gal	3' o.c. 3' ht. x 3' spread	Medium
12		Yucca faxoniana	Palm Yucca	B&B, 6' min. ht.	6' o.c. 15' ht. x 6' spread	Low
52		Landscape Boulders	-	3' x 3' min.	-	-

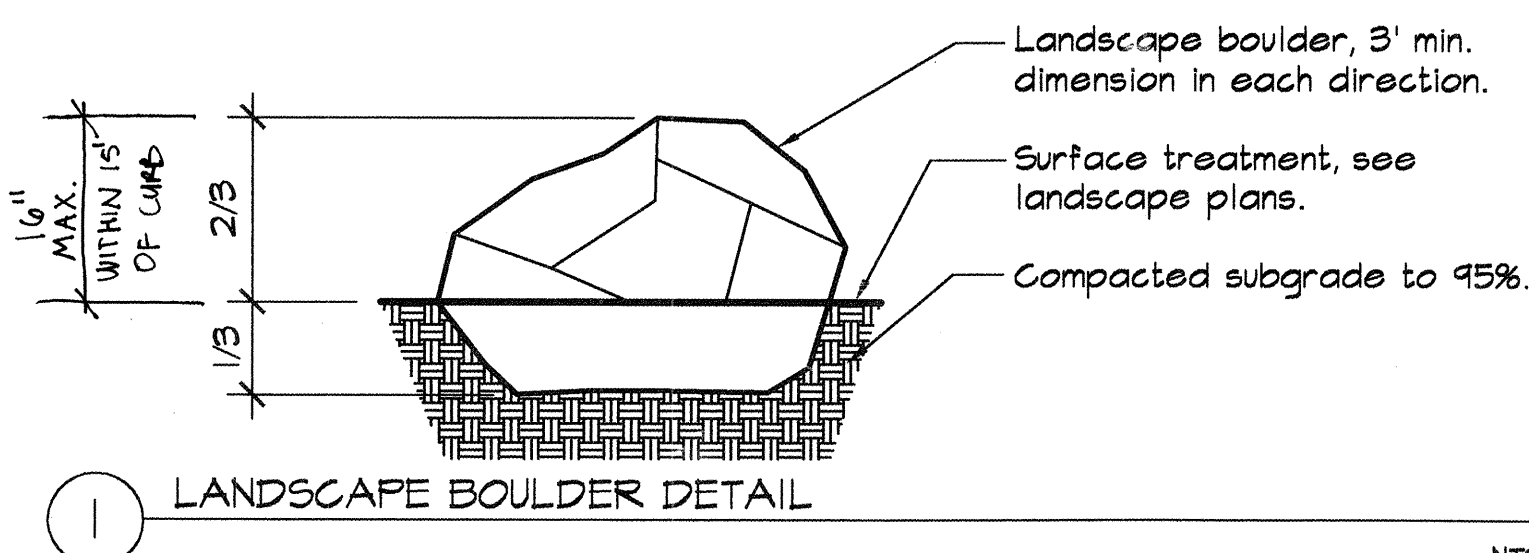
Crusher fines, 4" depth, over Mirafi weed barrier fabric, distributed by Lafarge.

LANDSCAPE CONSTRUCTION NOTES

- Transition new gravel into existing gravel.
- Colored, stamped, concrete per City Standards.

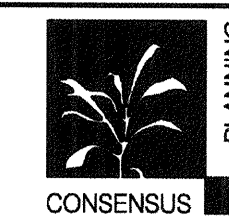
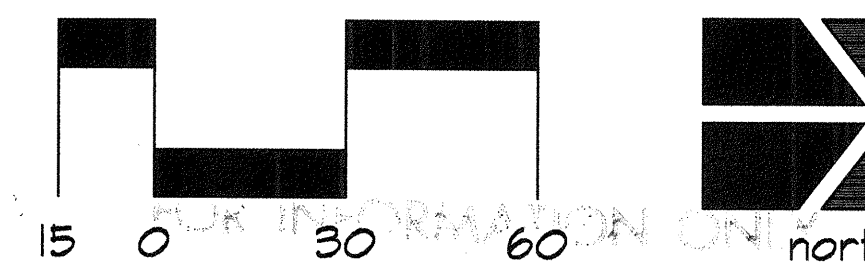
GENERAL LANDSCAPE NOTES

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
- Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
- The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions. Contact Jeff Hart, Park Management Division Urban Forester, at 857-8650 for plant inspections.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting installation shall be in accordance with all City of Albuquerque standard specifications (Section 1005 - Planting) and details (Isolated Shrub Planting - 2717). in median as necessary to accommodate depth of rock mulch plus 2" from top of mulch to cut grade to 3" below top of curb within all planted medians and dispose of cut material. Contractor shall verify, through core sample, top of curb composition of existing material. 10. All planting areas to be top dressed with a 3" layer of gravel mulch (Santa Ana Tan) unless otherwise indicated.



FOR INFORMATION ONLY

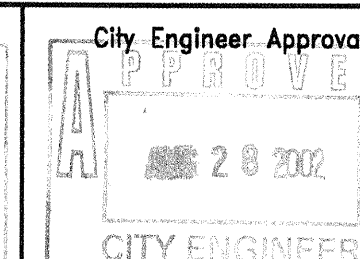
Scale 1" = 30'



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CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM

TITLE: EUBANK MEDIANS / ACADEMY TO STARLIGHT
PLANTING PLAN



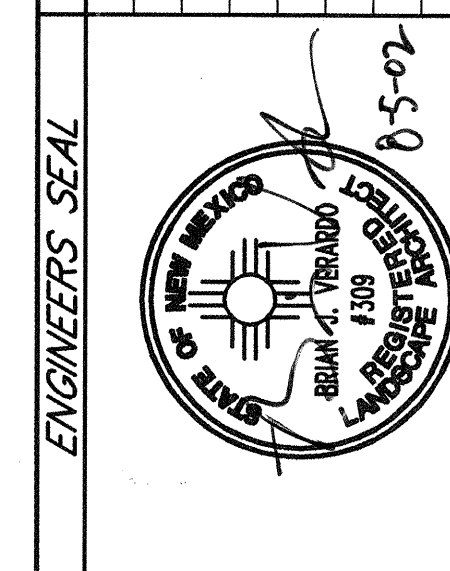
Design Update	No. / Day / Yr.	No. / Day / Yr.

City Project No. 646091 Zone Map No. E-21 Sheet 3 of 5

AS-BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S	DATE
STARTED BY	DATE	FIELD	DATE
INSPECTION BY	DATE	VERIFICATION BY	DATE
CONTRACTOR'S	DATE	CONTRACTOR'S	DATE
NO.	DATE	NO.	DATE

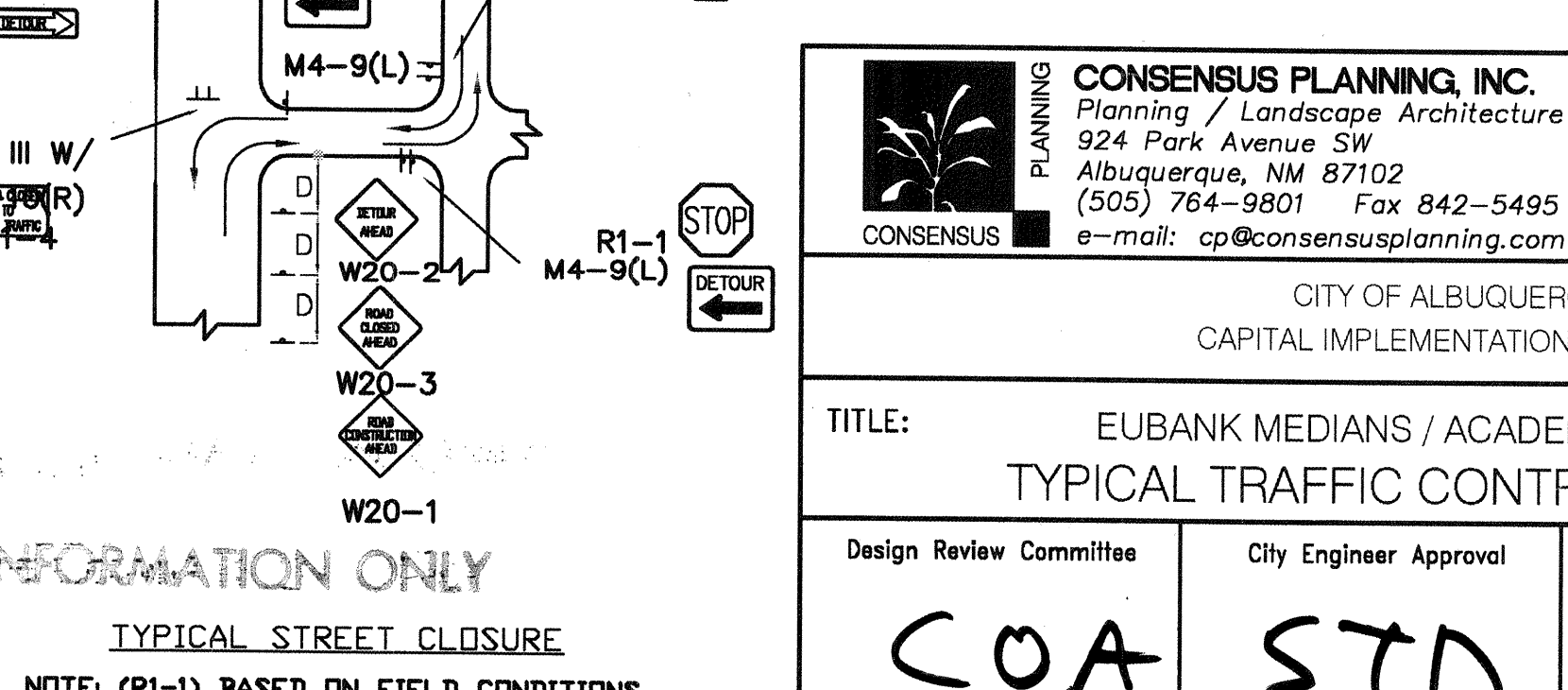
BENCH MARKS			

SURVEY INFORMATION			
FIELD NOTES	DATE	NO.	DATE



REVISIONS			
NO.	DATE	REMARKS	BY

DESIGNED BY			
DESIGNED BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE



TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS

- GENERAL NOTE:
- ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.
- ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

FOR INFORMATION ONLY

TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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