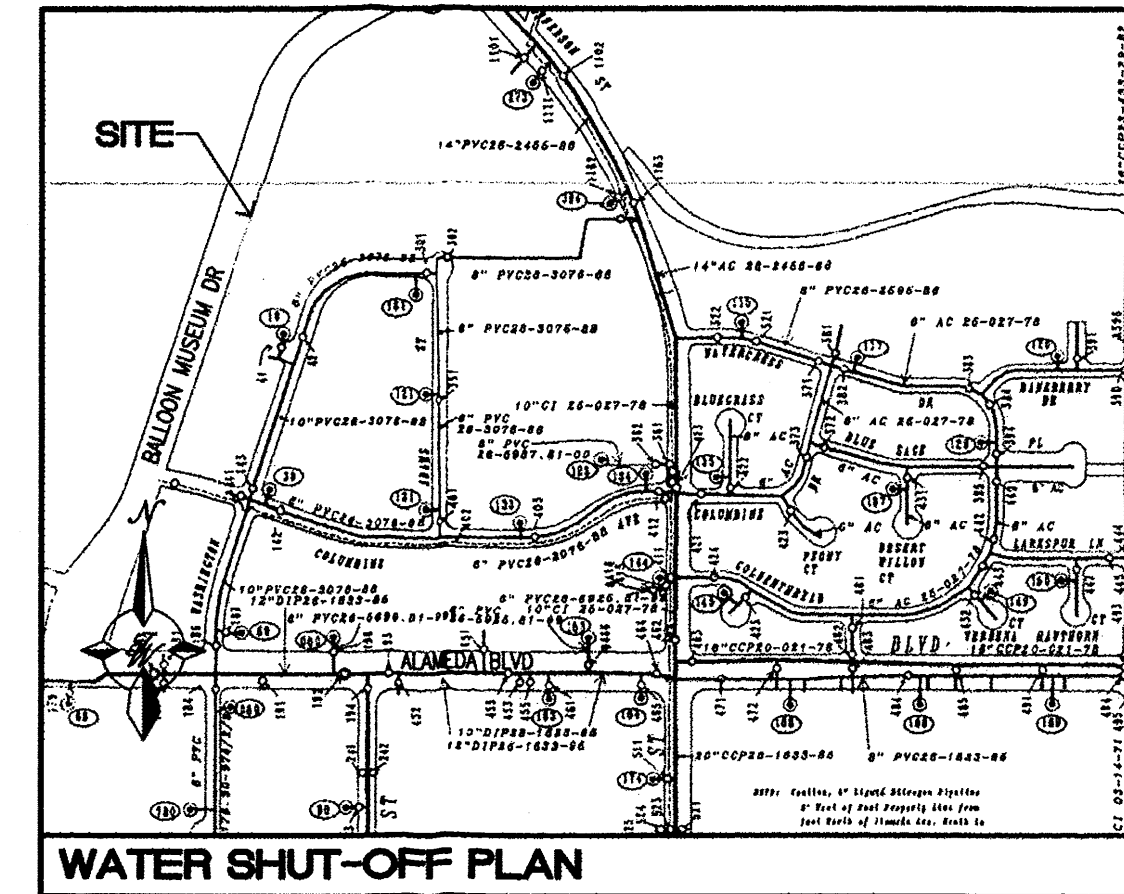


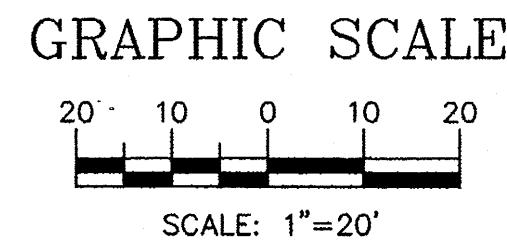
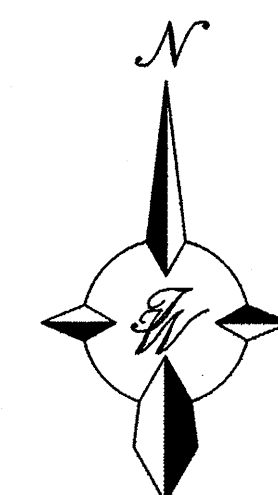
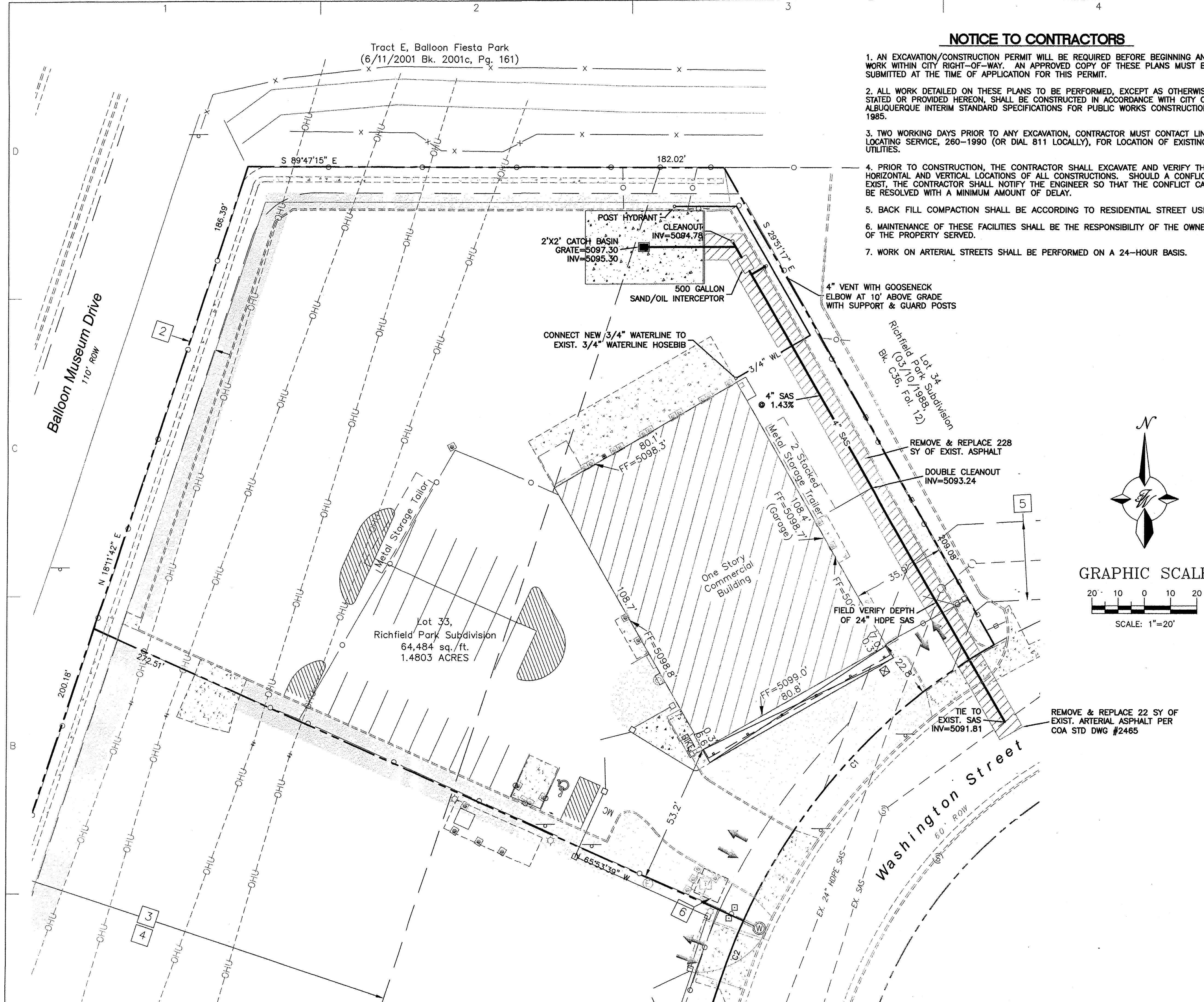
Tract E, Balloon Fiesta Park
(6/11/2001 Bk. 2001c, Pg. 161)

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY ABO/WIA, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- ⊙ DOUBLE CLEAN OUT
- ⊙ EXISTING SD MANHOLE
- ⊙ EXISTING INLET
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE
- EX. U — EXISTING OVERHEAD UTILITIES
- EX. UG — EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. 10" WL — EXISTING WATER LINE
- EX. 18" RCP — EXISTING STORM SEWER LINE

GENERAL NOTES:

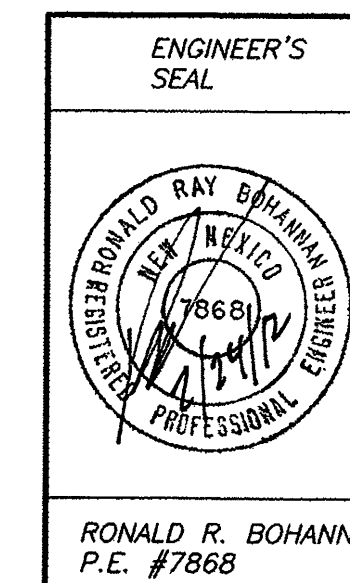
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

EASEMENTS

- 1 EXISTING 10 FOOT POWER AND COMMUNICATION EASEMENT (BK. C36, FOL. 12)
- 2 EXISTING 10 FOOT PRIVATE DRAINAGE EASEMENT (BK. C36, FOL. 12)
- 3 EXISTING 200 FOOT PUBLIC UTILITY EASEMENT (BK. C36, FOL. 12) AND (D390, PG. 99)
- 4 RIGHT-OF-WAY EASEMENT (6/24/1957, BK. D390, PG. 99)
- 5 PORTION OF SANITARY SEWER EASEMENT (3/10/1988 BK. C36, PG. 12)
- 6 APPROXIMATE LOCATION OF EXISTING TRANSFORMER EASEMENT (12/16/1998, DOC. #1998162006)

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



**VERMEER SALES SW
WASHINGTON ST NE**

**MASTER UTILITY
PLAN**

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

ENGINEER'S SEAL	DRAWN BY DY	DATE 2/23/12
	2012006-MUB	
	SHEET #	C2
	JOB #	2012006

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	PERMIT	
PROJECT NO	1107.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	2/24/2012	

ARIA

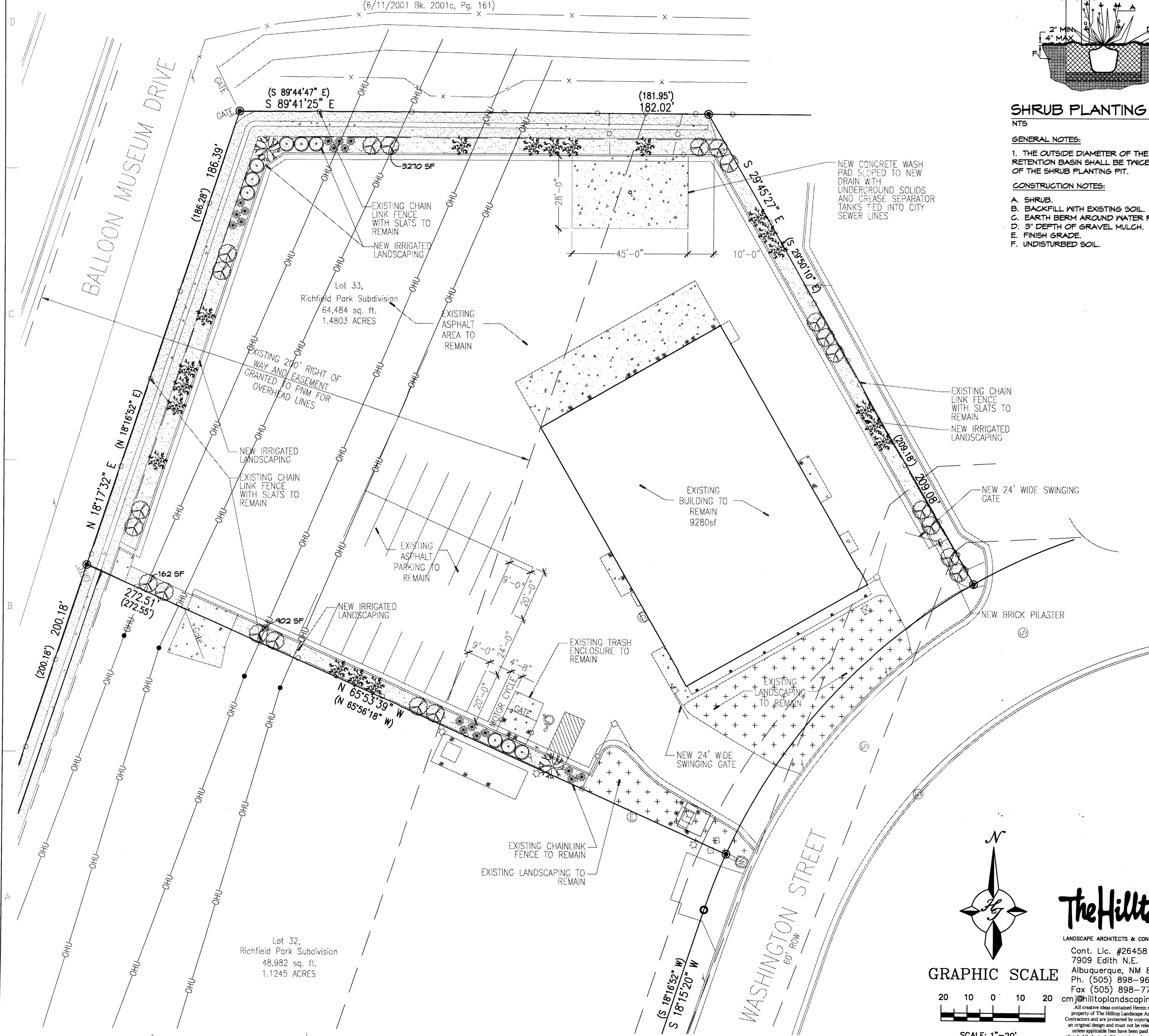
ARCHITECTURE

ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

**VERMEER
SALES
SOUTHWEST
NEW WASH PAD**

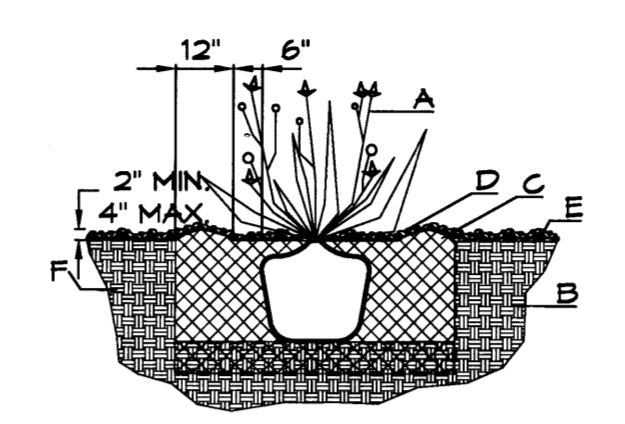
9005 WASHINGTON ST NE
ALBUQUERQUE, NM

City Of Albuquerque
Upc Code: 101706526507340201
Tract E
Plat of Balloon Fiesta Park
(6/11/2001 Bk. 2001c, Pg. 161)



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.



SHRUB PLANTING DETAIL

NTS
GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

SHRUBS/ORNAMENTAL GRASSES

- SPANISH BROOM 2
Genista hispanica
5 Gal., 2'-4" Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- RUSSIAN SAGE 4
Perovskia atriplicifolia
5 Gal., 18"-3" Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf
- BLUE MIST SPIREA 18
Carjopsis clandestinis
5 Gal., 12"-3" Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

GROUNDCOVERS

- TAM JUNIPER 19
Juniperus sabinia Tamariscifolia
1 Gal., 6'-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf
- HONEYSUCKLE 22
Lonicera japonica Halliana
1 Gal., 6'-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover

HARDSCAPES

EXISTING GRAVEL TO BE REMOVED AND NEW 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH, SHALL BE APPLIED

* DENOTES EVERGREEN PLANT MATERIAL

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.
Grey Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

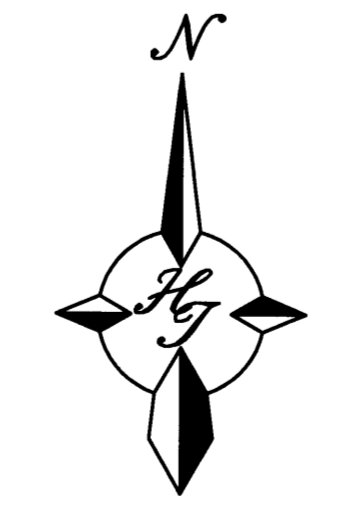
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip system to be tied to 1/2" poly pipe with flush caps at each end.
Run time per each shrub drip valve will be approximately 15 minutes per day. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Existing system and controller are assumed operable.

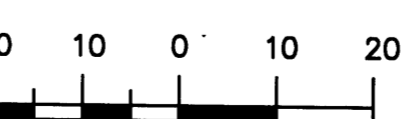
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	64404	square feet
TOTAL BUILDINGS AREA	10177	square feet
NET LOT AREA	54307	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8146	square feet
TOTAL BED PROVIDED	4934	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	3250	square feet
TOTAL GROUNDCOVER PROVIDED	3522 (81%)	square feet
TOTAL EXISTING LANDSCAPE AREA	3777	square feet
TOTAL LANDSCAPE PROVIDED	8111 (14.9%)	square feet



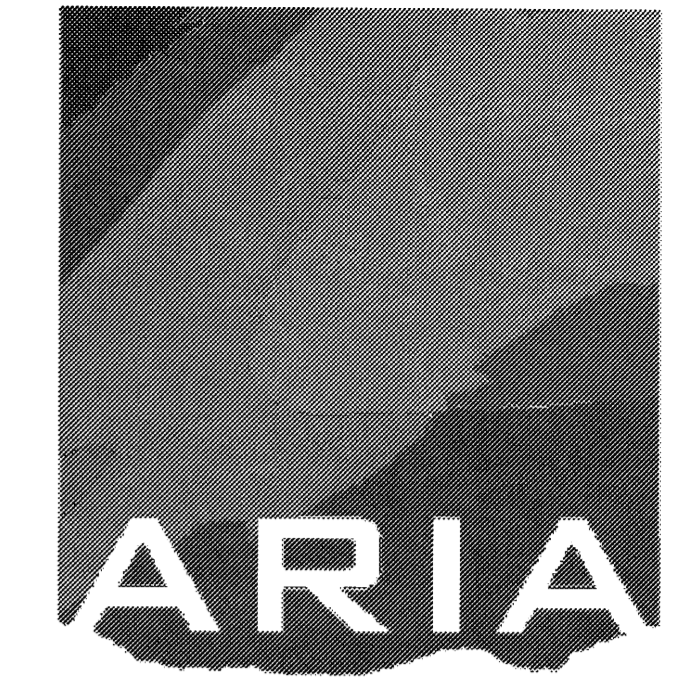
GRAPHIC SCALE



SCALE: 1"=20'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9590
Fax (505) 898-7737
cmj@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.



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VERMEER SALES SOUTHWEST
9005 WASHINGTON NE
ALBUQUERQUE, NM

NEW CONCRETE WASH PAD AND NEW DECORATIVE WALL AND GATES



MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	PERMIT	
PROJECT NO	1107.2	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	6/7/2012	

LANDSCAPE PLAN