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APPROVED PLAN INFORMATION:

DRB 99-6, CASE #2-97-141
DATE OF LAST REVISION: JULY 2009

BERNALILLO COUNTY REGIONAL OUTDOOR SPORTS COMPLEX



PROJECT INFO

LANDSCAPE ARCHITECT

DEKKER/PERICH/SABATINI
7601 JEFFERSON ST NE, SUITE 100
ALBUQUERQUE, NM 87109
PHONE: 505.761.9700
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CIVIL ENGINEER

BOHANNON HUSTON INC.
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109
PHONE: (505) 823-1000
FAX: (505) 761-4222

OWNER

BERNALILLO COUNTY PARKS & RECREATION DEPT.
111 UNION SQ SE, SUITE 200
ALBUQUERQUE, NM 87102
PHONE: (505) 314-0404
FAX: (505) 314-0436

DATE 10/30/2019

PROJECT NO. 17-0090.001

ISSUE PURPOSE

ADMINISTRATIVE
AMENDMENT

SITE INFORMATION

- PARCEL ACREAGE = 629.67 ACRES
- DEVELOPED ACREAGE = 80.87
- PROPOSED DEVELOPED ACREAGE = 200.87 ACRES
- CASE NUMBER: Z-97-141

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PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

**BERNALILLO COUNTY REGIONAL
OUTDOOR SPORTS COMPLEX**
5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

REVISIONS

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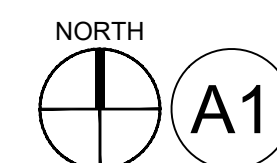
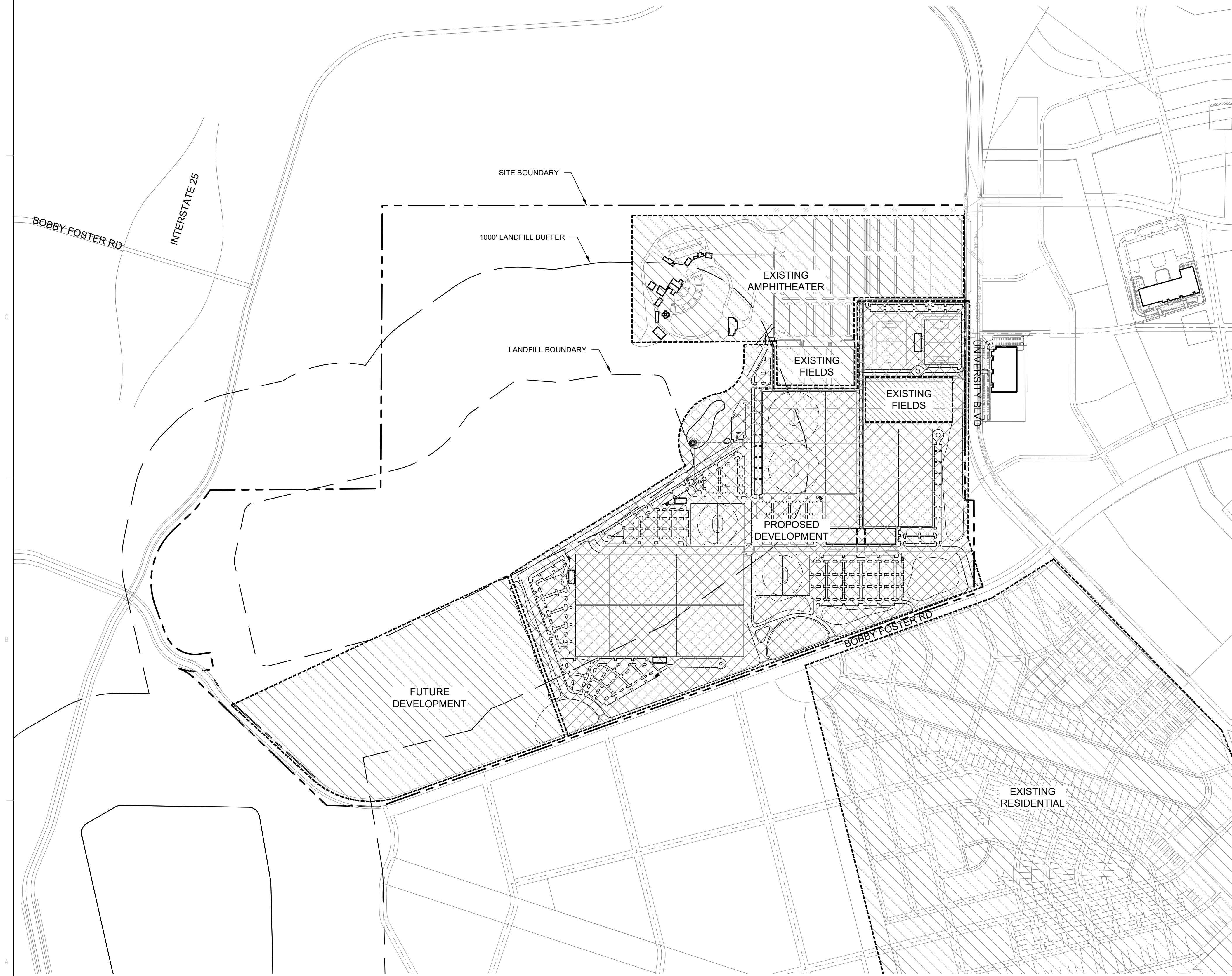
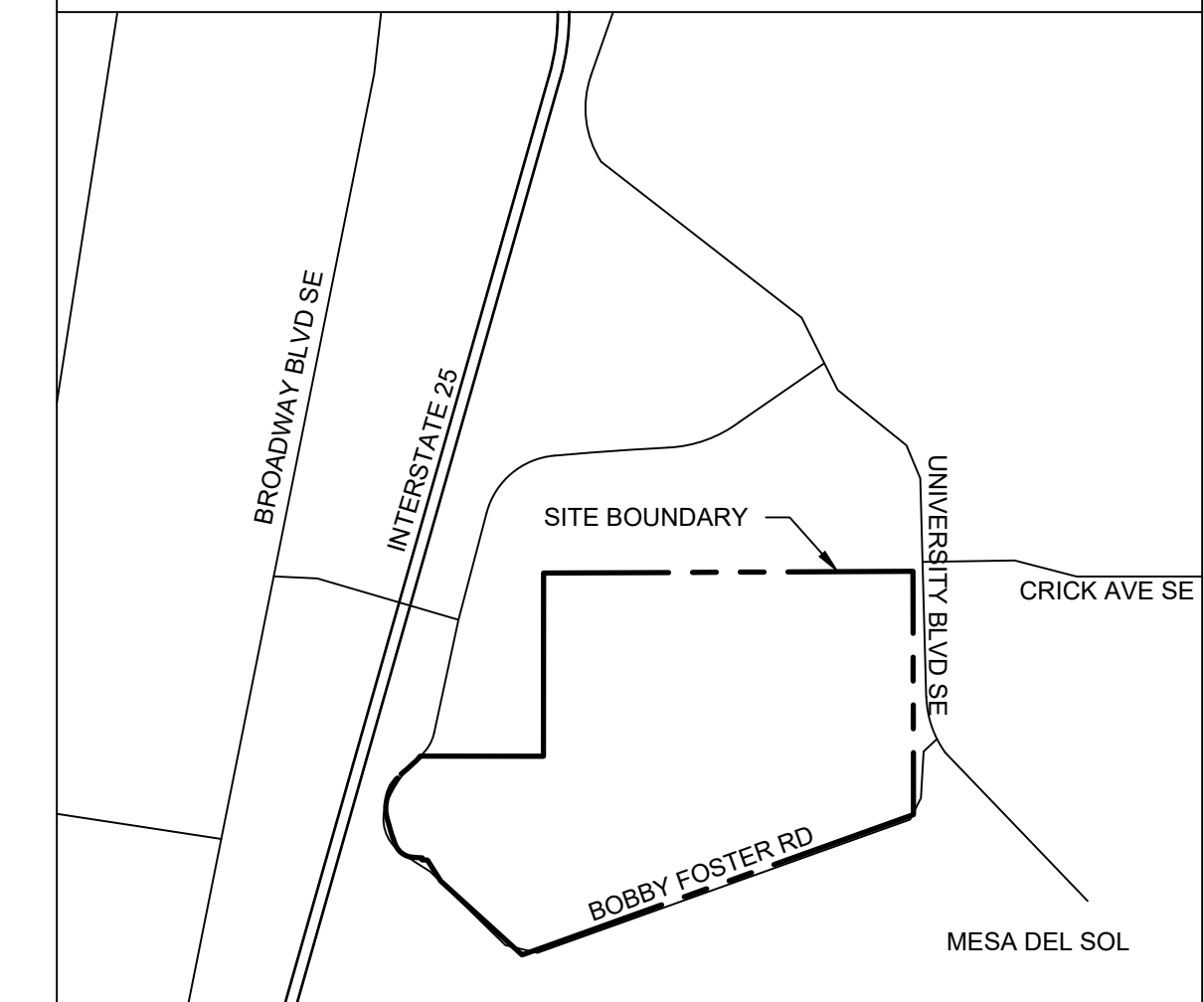
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AREA PLAN

SHEET NO.

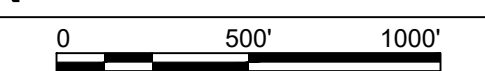
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OF

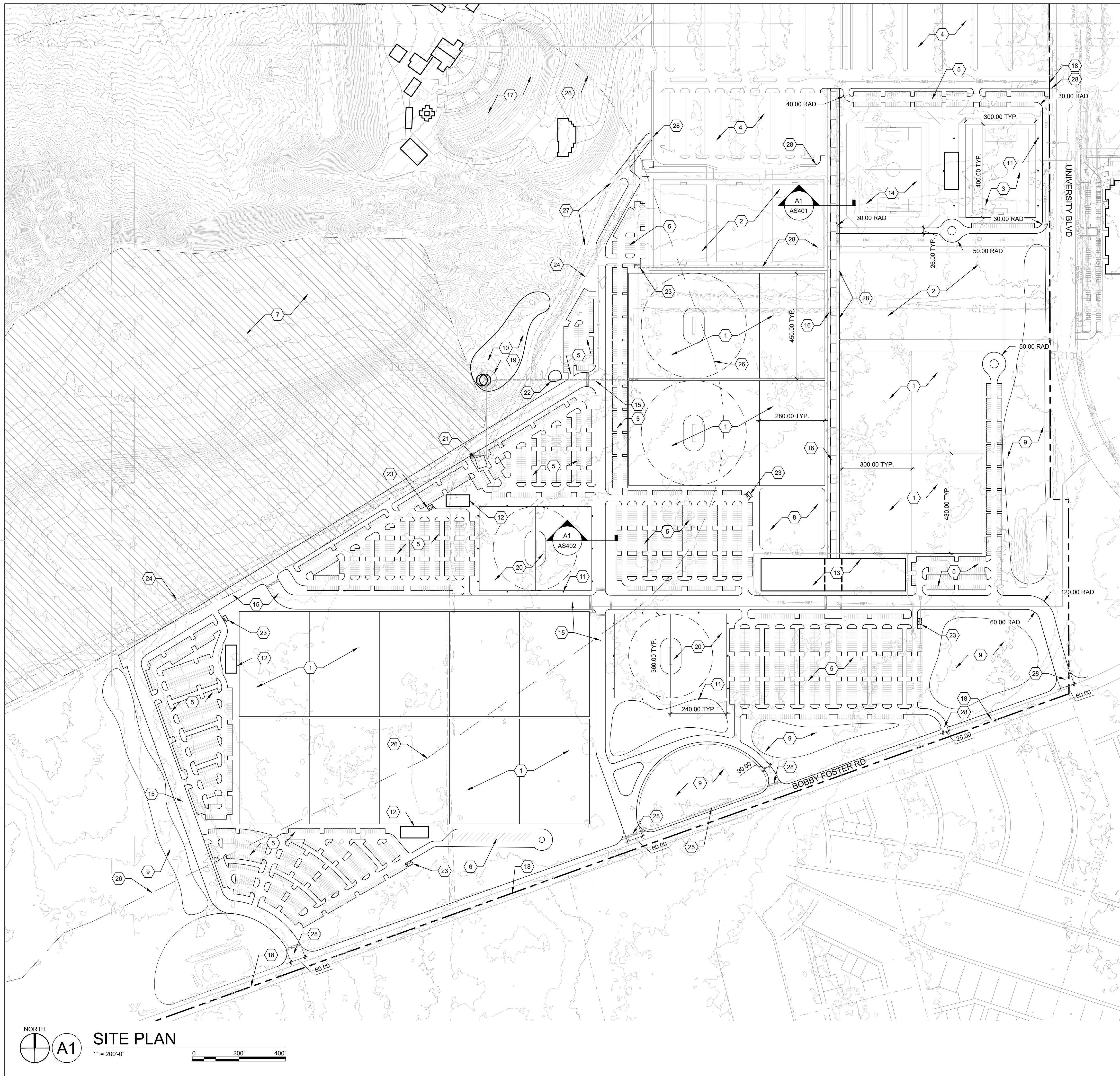
VICINITY MAP



AREA PLAN

1" = 500'-0"





GENERAL SHEET NOTES

- A. SITE DIMENSIONS COMPLY WITH CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5. DEVELOPMENT STANDARDS SHALL INCLUDE 5-2 (G) LANDFILL BUFFERS IF/WHEN STRUCTURES ARE LOCATED WITHIN LANDFILL BUFFERS.
- B. SITE PLAN SHALL COMPLY WITH ADA STANDARDS & GUIDELINES AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- C. PARKING LOTS SHALL INTEGRATE LOW-IMPACT DESIGN TO MITIGATE STORMWATER DISCHARGE VOLUMES AND SUPPLEMENT IRRIGATION DEMAND.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. PERVIOUS PAVING, BASE COURSE, OR OTHER PERVIOUS PAVING MATERIALS ARE ENCOURAGED AND PREFERRED.
- E. EXISTING METHANE MONITORING WELLS WILL BE MAPPED AND PROPERLY HANDLED DURING THE DESIGN PHASE, INCLUDING POTENTIAL PLUGGING AND ABANDONMENT.
- F. THE OWNER SHALL CONDUCT A GEOTECHNICAL INVESTIGATION PRIOR TO THE DESIGN PHASES WHICH WILL INCLUDE THE TESTING OF SOILS FOR TRACE METALS ASSOCIATED WITH PAST SLUDGE DRYING AREAS AND THE CLEARANCE OF LAND USES THROUGH NMED.
- G. LIMITS OF EXISTING LANDFILL SHALL BE IDENTIFIED PRIOR TO DESIGN. FINAL ALIGNMENTS OF ROADS MAY BE MODIFIED TO ADDRESS LANDFILL LIMITS.
- H. TRANSIT STOPS SHALL BE COORDINATED BY PHASE TO ADHERE TO CABO TRANSIT MASTER PLANNING AND SERVICE EXPANSION AS NECESSARY.
- I. **THIS MASTER PLAN IS CONCEPTUAL. AN APPROVED TRAFFIC CIRCULATION LAYOUT (TCL) SHALL BE REQUIRED PRIOR TO BUILDING PERMIT.**

PARKING COUNT

- A. REQUIRED PARKING SPACES AND STANDARD DRIVE DIMENSIONS SHALL BE IN ACCORDANCE WITH IDO STANDARDS AND TO BE DETERMINED AS DEVELOPMENT OCCURS.
- B. PARKING TO BE SHARED WITH EXISTING ISLETA AMPHITHEATER.

SHEET KEYED NOTES

1. MULTI-USE TURF GRASS ATHLETIC FIELD
2. EXISTING TURF GRASS ATHLETIC FIELD
3. TURF GRASS USL PRACTICE FIELD
4. EXISTING PARKING, 4,154 SPACES
5. PARKING
6. RV PARKING
7. UNDEVELOPABLE AREA (FORMER LANDFILL)
8. PARK
9. STORMWATER RETENTION AREA
10. MAINTENANCE YARD
11. SPORT FIELD LIGHTING
12. REST AREA WITH SHADE AND RESTROOMS
13. SPORT LIFESTYLE CENTER
14. INDOOR SYNTHETIC TURF PRACTICE FACILITY
15. VEHICULAR ROADWAY
16. PEDESTRIAN WALK
17. EXISTING ISLETA AMPHITHEATER
18. PROPERTY LINE
19. EXISTING WELL WATER TANK
20. SYNTHETIC TURF MULTI-USE FIELD
21. EXISTING NON-POTABLE WELL
22. REMOTE CONTROL CAR PARK
23. TRASH ENCLOSURE; SEE A2/AS402
24. EXISTING EASEMENT
25. TRANSIT STOP
26. 100' LANDFILL BUFFER
27. EXISTING ROAD TO REMAIN
28. PROPOSED DESIGN TIES INTO EXISTING IMPROVEMENTS

SITE INFORMATION

	RECREATION AMENITIES	PARKING REQUIRED	PARKING PROVIDED
SPORTS LIFESTYLE CENTER	86,600 SF	2 SPACES / 1000 SF = 174 SPACES	752 (PHASES III & IV)
INDOOR PRACTICE FACILITY	112,134 SF	2 SPACES / 1000 SF = 225 SPACES	4,154 (SHARED) + 178 (PHASE I)
MAINT. FACILITY	3,000 SF	N/A	10
CLUBHOUSE	13,000 SF	2 SPACES / 1000 SF = 26 SPACES	4,154 (SHARED) + 24 = 4,178
OUTDOOR PRACTICE FACILITY	120,000 SF	4 SPACES/ 1,000 SF = 480 SPACES	4,154 (SHARED) + 154 = 4,308
SPORTS FIELDS *	3,565,621 SF (30 FIELDS)	50 SPACES/ FIELD = 1,500 SPACES	4,154 (SHARED) + 3970 (ALL PHASES)
TOTAL PARKING			8139

* PARKING REQUIREMENT APPROVED BY BERNALILLO COUNTY PARKS & RECREATION

LEGAL DESCRIPTION

- A. THAT CERTAIN PARCEL SITUATE WITHIN SECTION 21, AND THE EAST HALF OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO CONSISTING OF 643 ACRES ±.



ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

BERNALILLO COUNTY REGIONAL
 OUTDOOR SPORTS COMPLEX
 5601 UNIVERSITY BLVD SE
 ALBUQUERQUE, NM 87106

REVISIONS

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SITE PLAN

SHEET NO.
AS101
OF

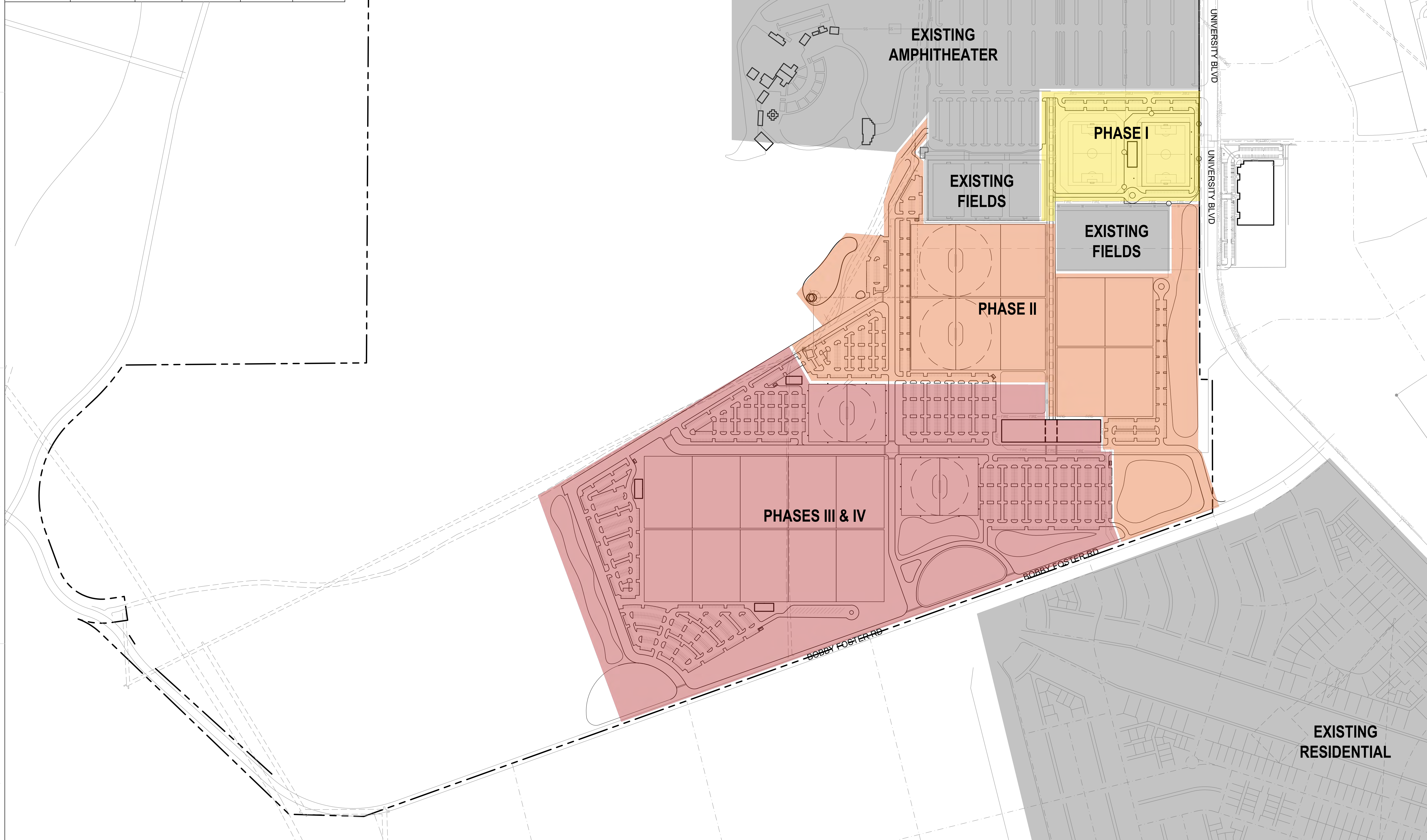
NORTH

A1 SITE PLAN

1" = 200'-0"

PARKING COUNT

PHASE	TOTAL PARKING SPACES PROVIDED	ADA SPACES PROVIDED	ADA VAN SPACES PROVIDED	MOTORCYCLE SPACES PROVIDED	BICYCLE PARKING PROVIDED
I	178	8	2	5	18
II	951	20	4	8	96
III & IV	2841	39	7	12	285
TOTAL:	3970	67	13	25	399
PROPOSED RV PARKING	15	0	0	0	0
EXISTING PARKING SPACES	4154	54	0	0	0
GRAND TOTAL:	8139	121	13	25	399



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PHASING PLAN

SHEET NO.

AS102
OF

NORTH
 **A1** **PHASING PLAN**
 1" = 300'-0"


SHEET KEYED NOTES

1. CONCRETE PEDESTRIAN WALK
2. CONCRETE ENTRY PLAZA
3. SPECTATOR BLEACHER SEATING SYSTEM
4. BLEACHER EXPANSION AREA
5. EXISTING PARKING
6. EXISTING TURF GRASS MULTI-USE FIELDS
7. FUTURE INDOOR PRACTICE FACILITY
8. SERVICE AREA
9. TURF GRASS PRACTICE FIELD
10. NEW MEXICO UNITED CLUBHOUSE
11. PROPOSED PARKING
12. SPORT FIELD LIGHTING
13. PROPERTY LINE
14. EXISTING VEHICLE ENTRY ROAD
15. EMERGENCY AND SERVICE ACCESS ROAD
16. VEHICULAR GATE
17. ORNAMENTAL IRON FENCING, COLOR BLACK
18. RIGHT IN, RIGHT OUT INTERSECTION

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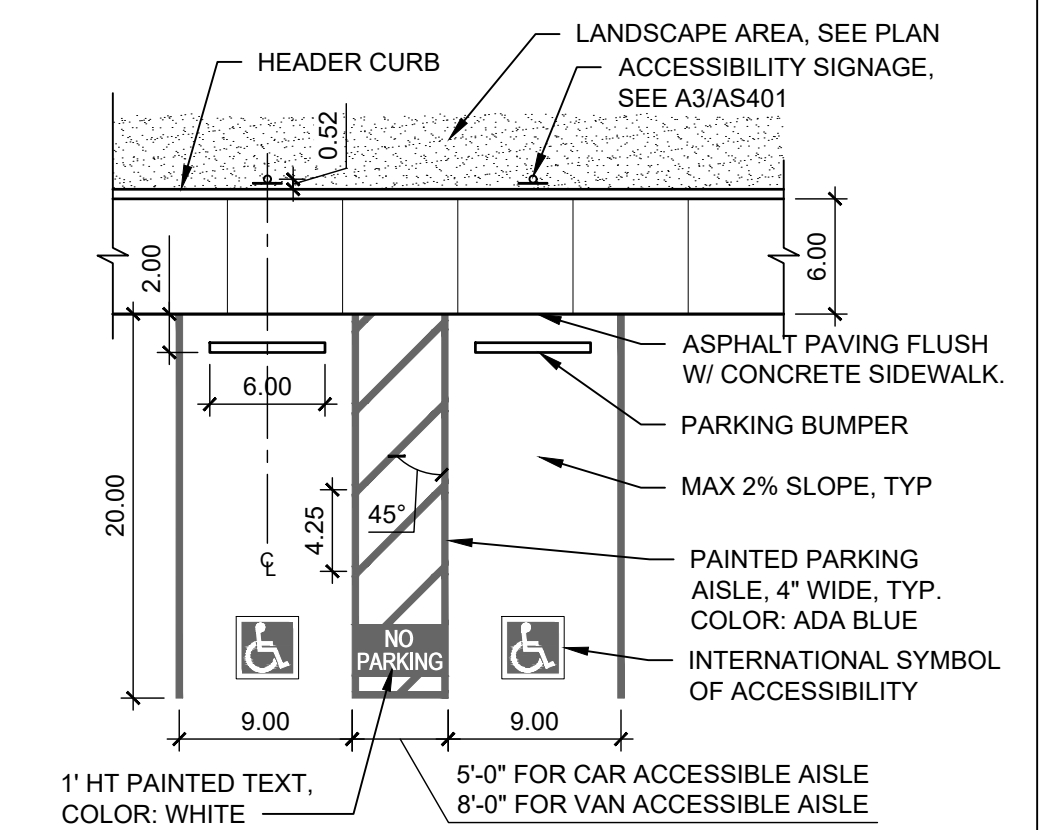
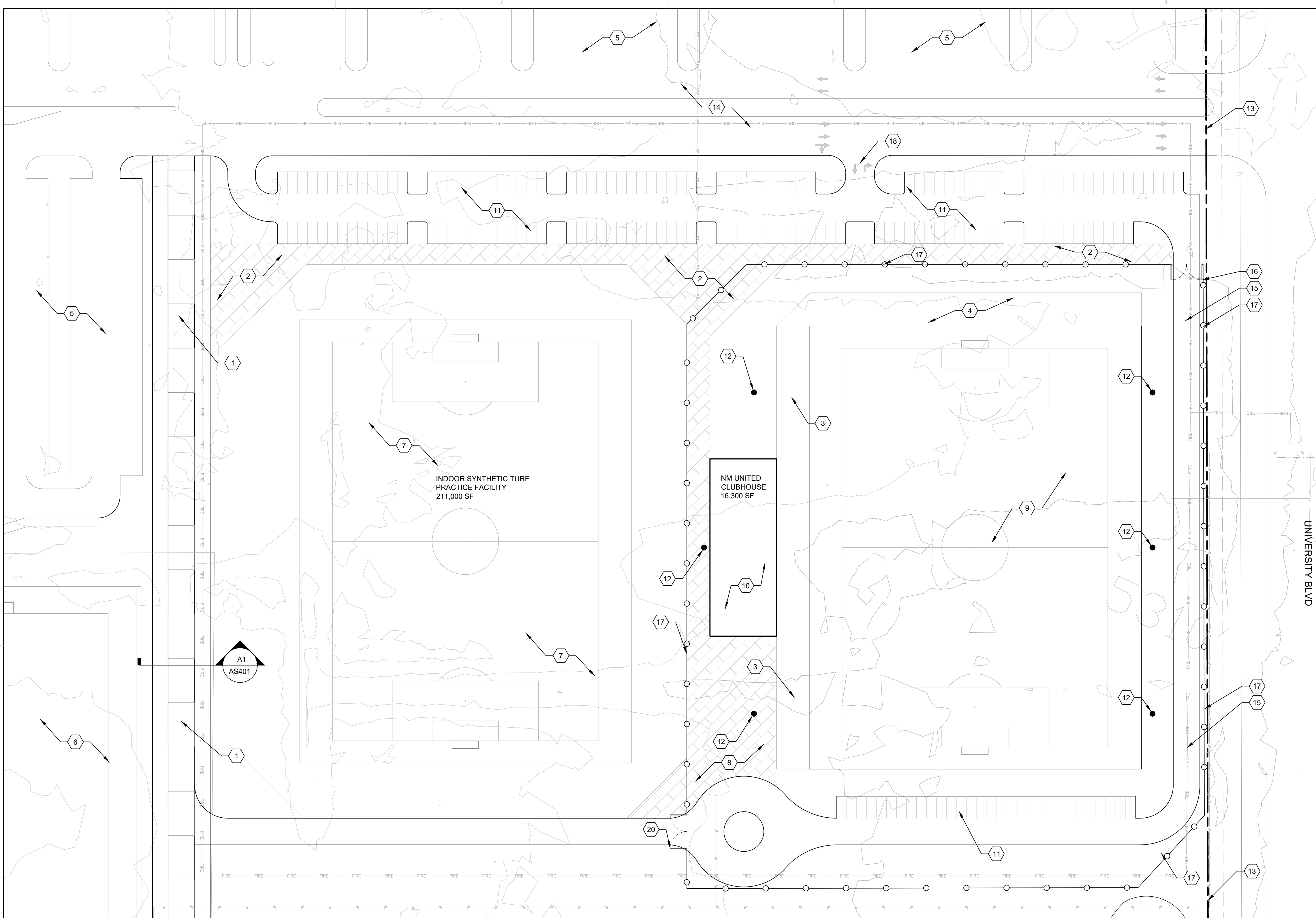
ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

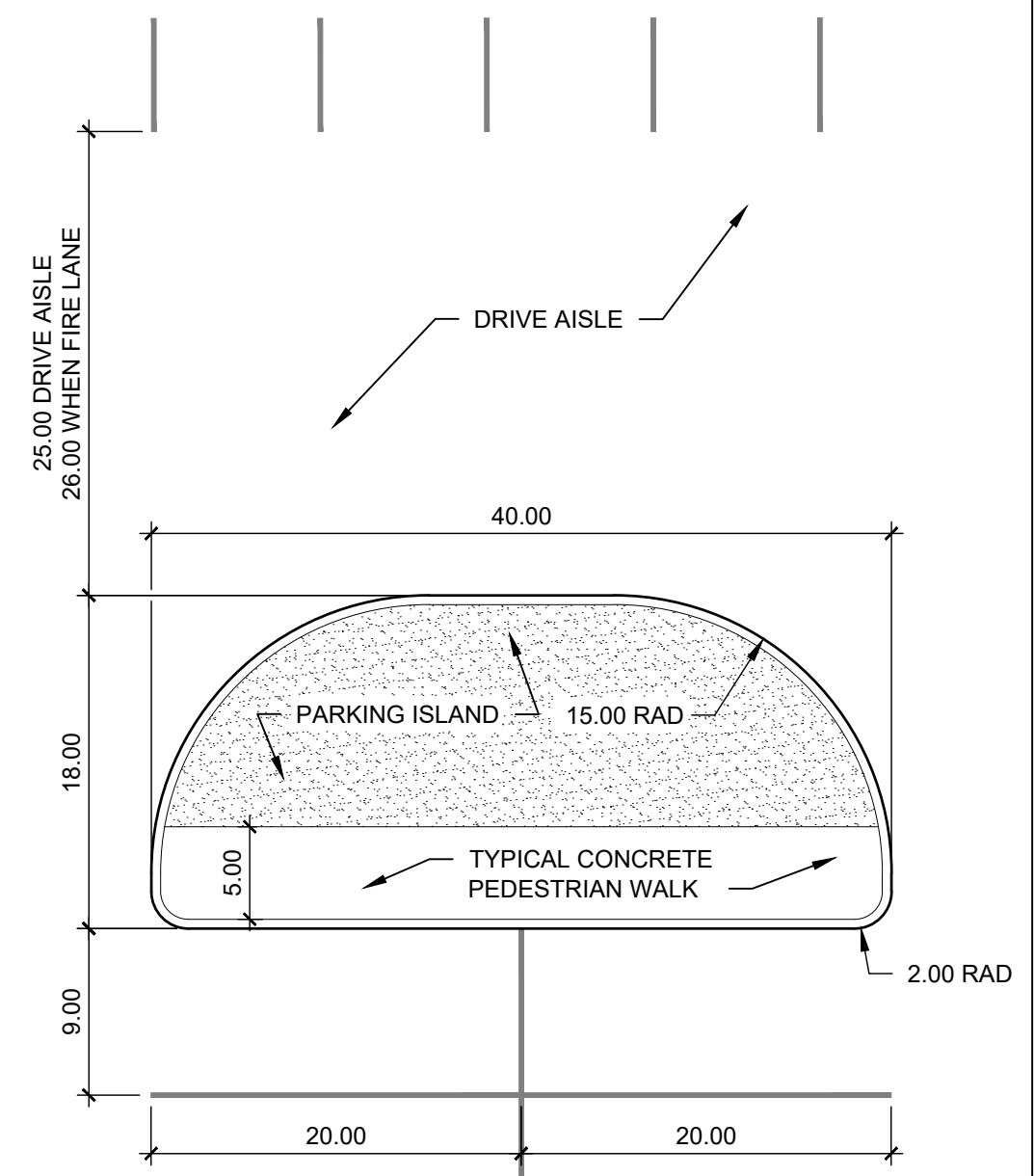
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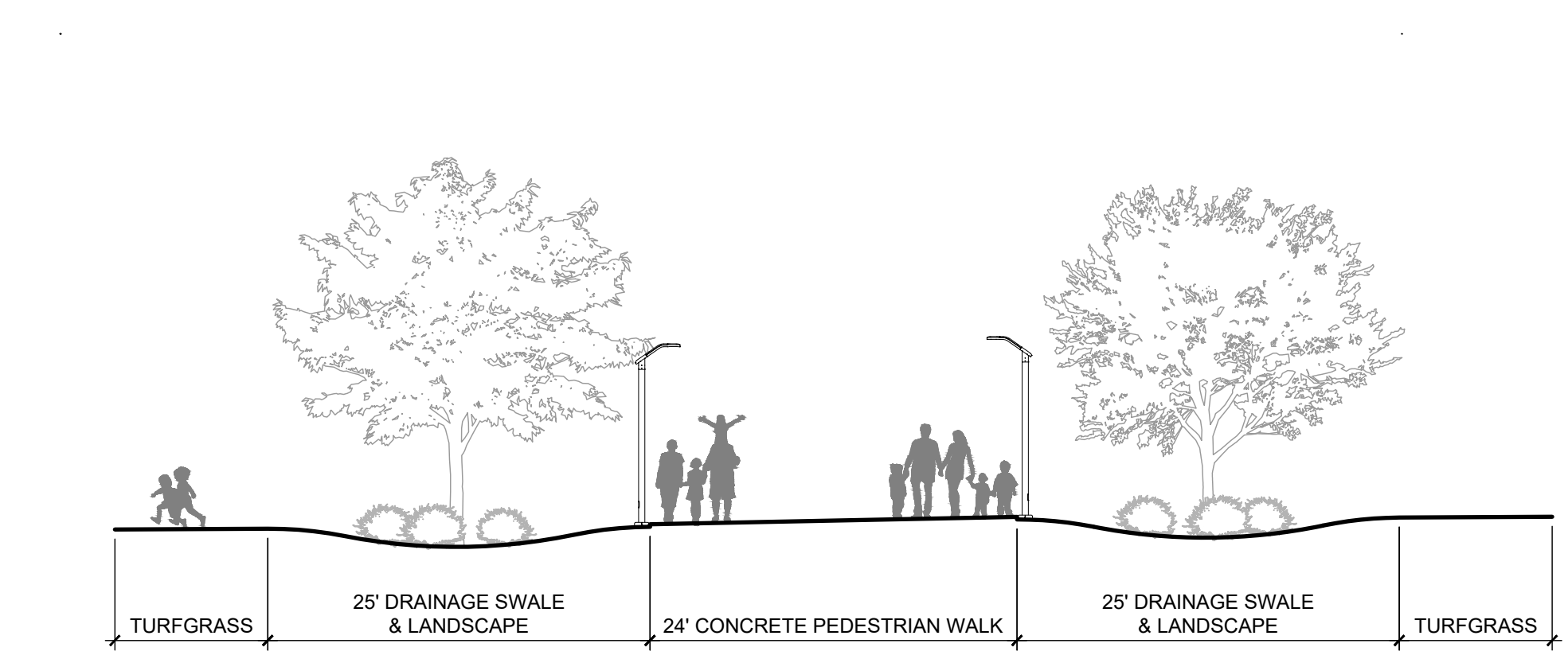


C4 ACCESSIBLE PARKING
NTS

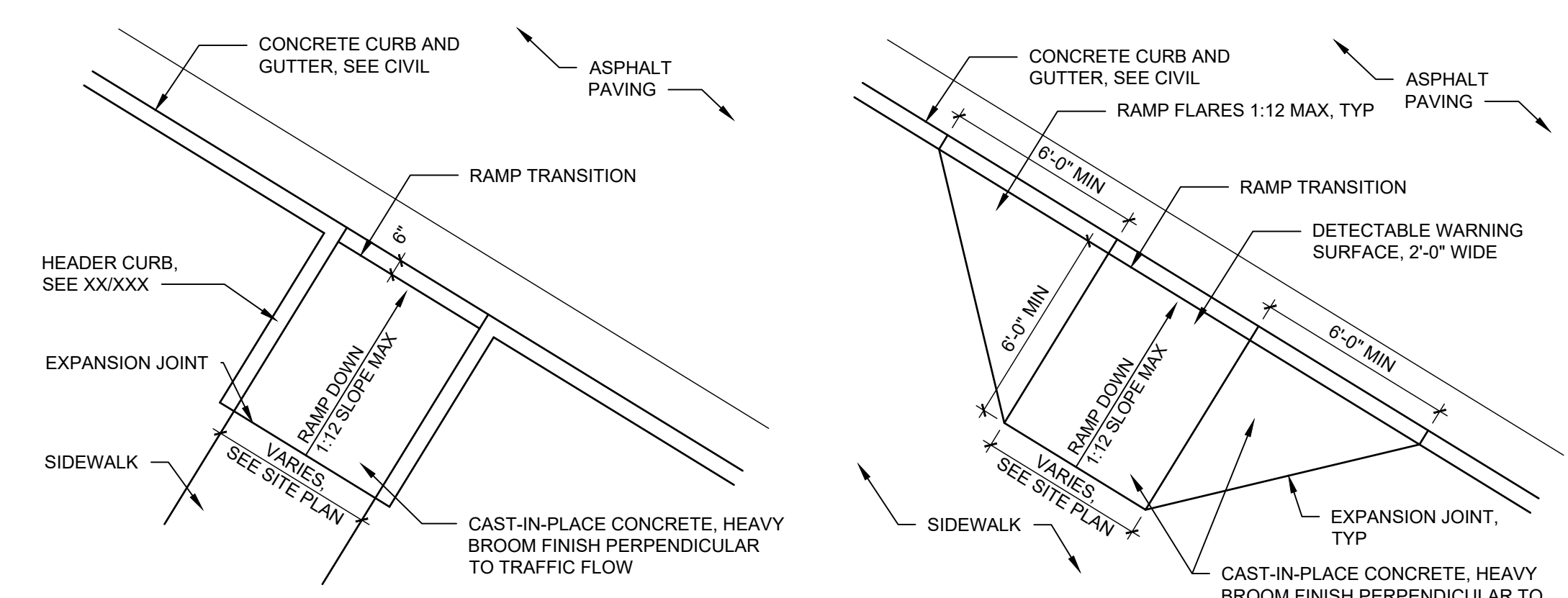


B4 TYPICAL PARKING ISLAND, STALL, AND DRIVE
NTS

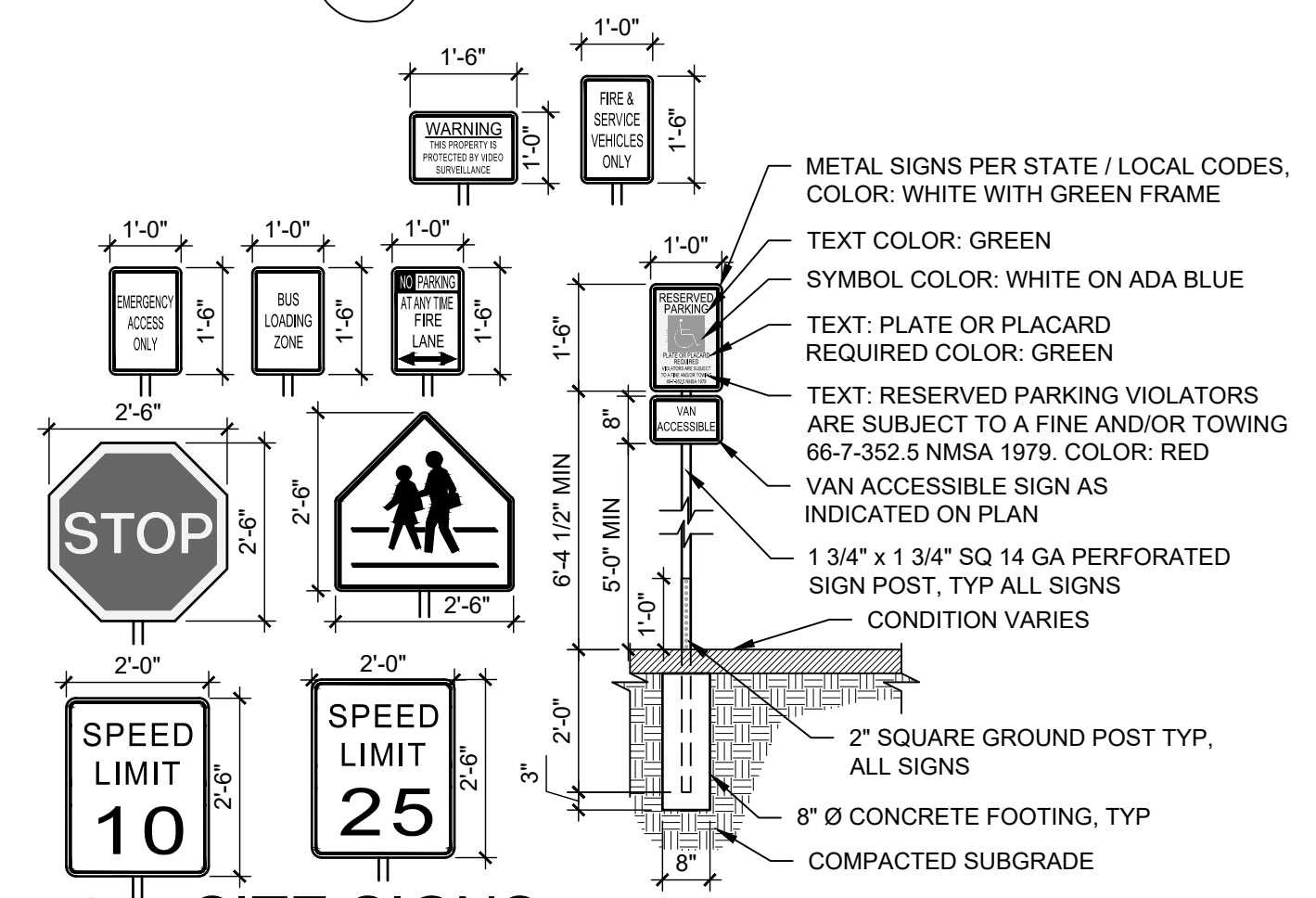
B1 SITE PLAN ENLARGEMENT - PHASE I
1" = 50'-0"
0 50' 100'



A1 SECTION - CENTRAL PEDESTRIAN PROMENADE
1" = 10'-0"
0 10' 20'

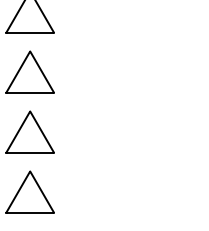


A2 ACCESSIBLE RAMPS
NTS



A4 SITE SIGNS
NTS

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**SITE PLAN
ENLARGEMENT**

SHEET NO.
AS401
OF

SHEET KEYED NOTES

1. CONCRETE PEDESTRIAN WALK
2. EXISTING PARKING
3. EXISTING TURF GRASS MULTI-USE FIELDS
4. FUTURE INDOOR PRACTICE FACILITY
5. TURF GRASS PRACTICE FIELD
6. NEW MEXICO UNITED CLUBHOUSE
7. PROPOSED PARKING
8. SPORT FIELD LIGHTING
9. PROPERTY LINE
10. STORMWATER RETENTION AREA
11. MAINTENANCE YARD
12. CRICKET PITCH
13. CROSSWALK
14. VEHICULAR ROADWAY
15. TRASH ENCLOSURE, SEE A2/AS402
16. EXISTING EASEMENT
17. REMOTE CONTROL CAR PARK
18. SERVICE AREA
19. 26' WIDE FIRE LANE

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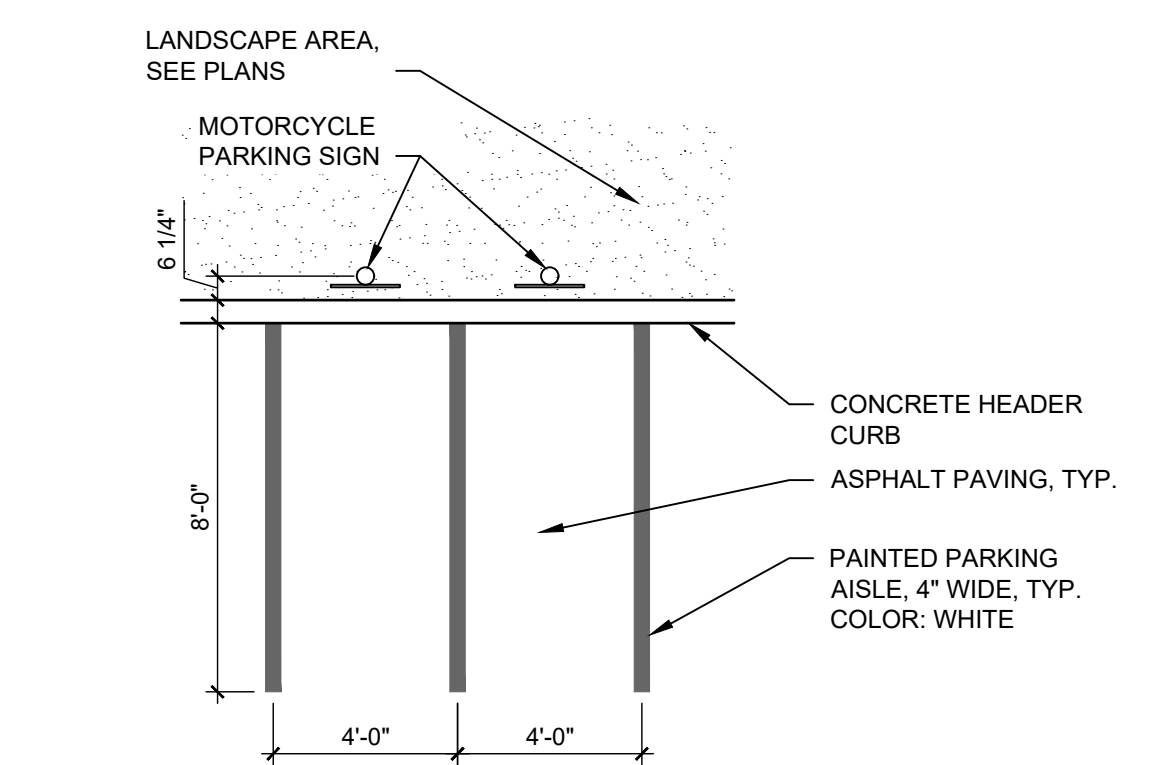
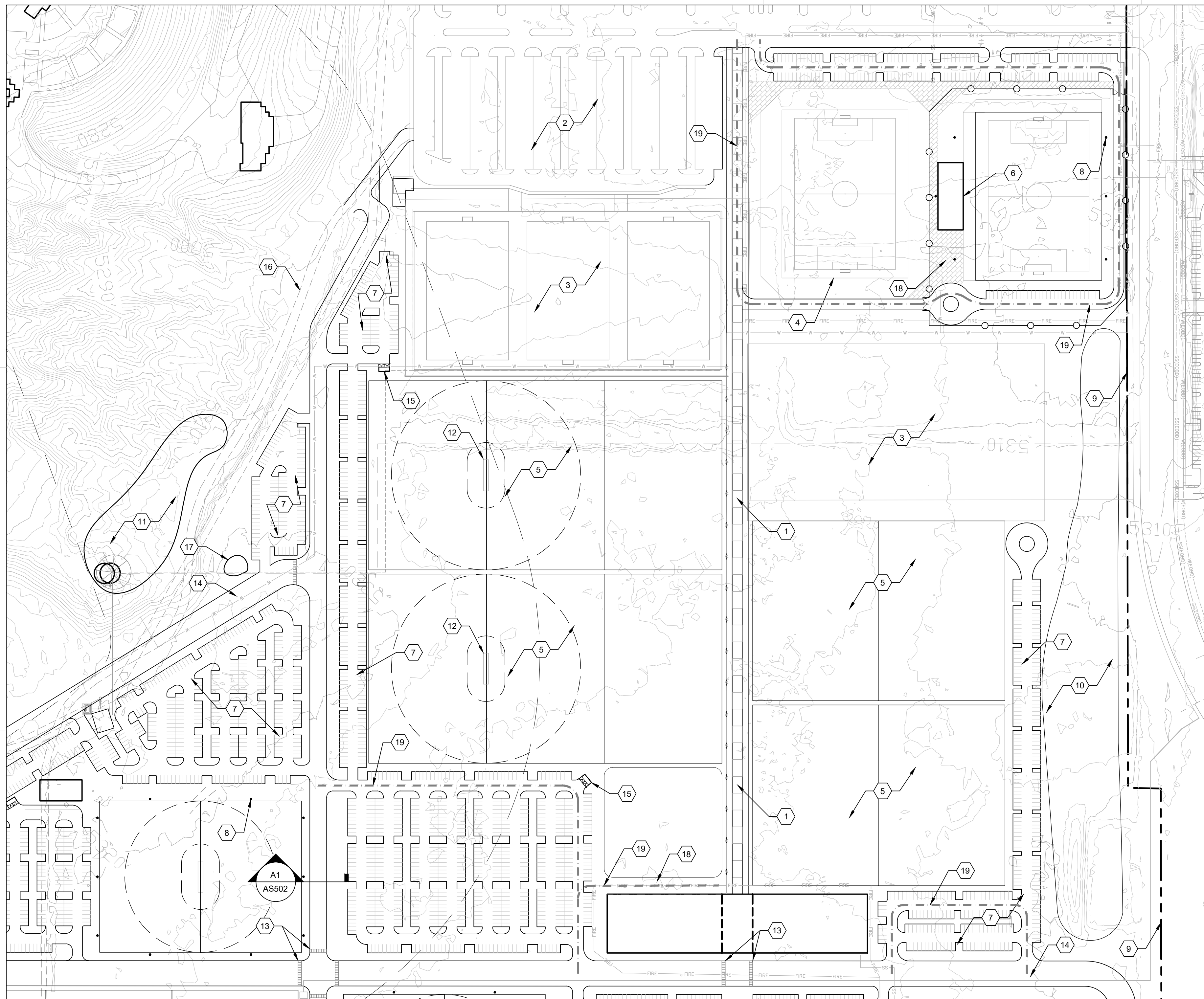
ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

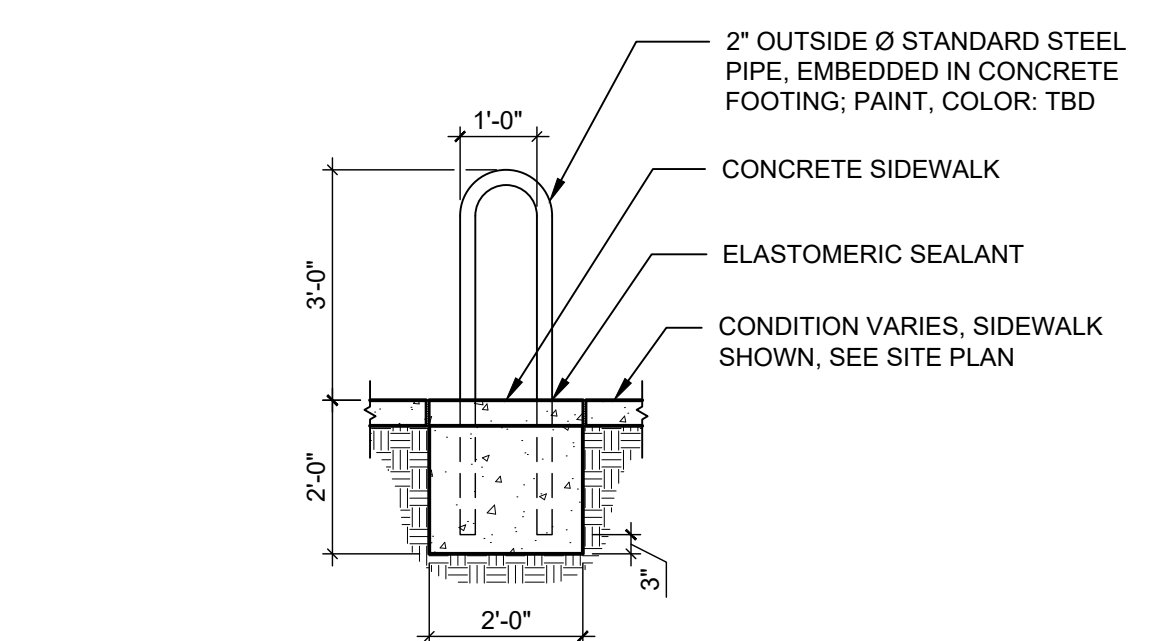
ENGINEER

PROJECT

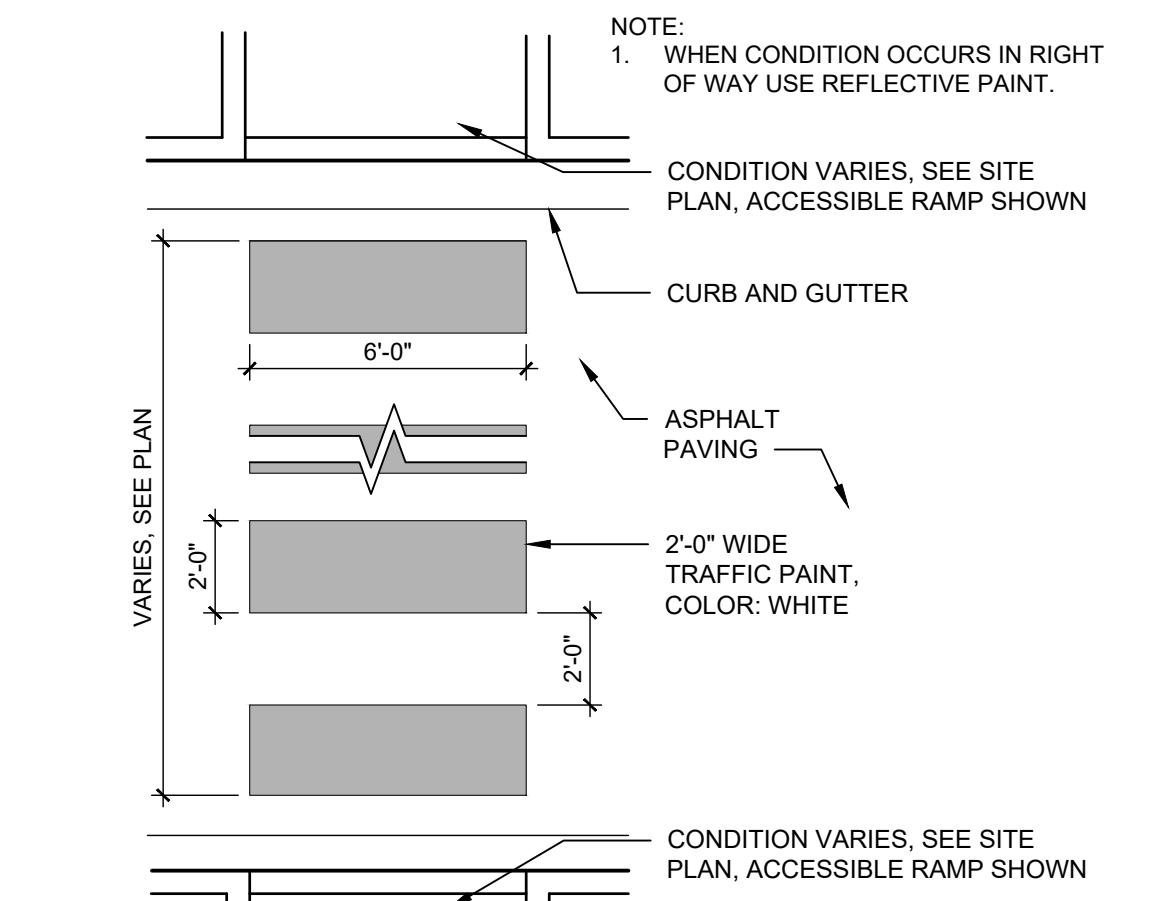
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OUTDOOR SPORTS COMPLEX
5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106



C4 MOTORCYCLE PARKING
NTS

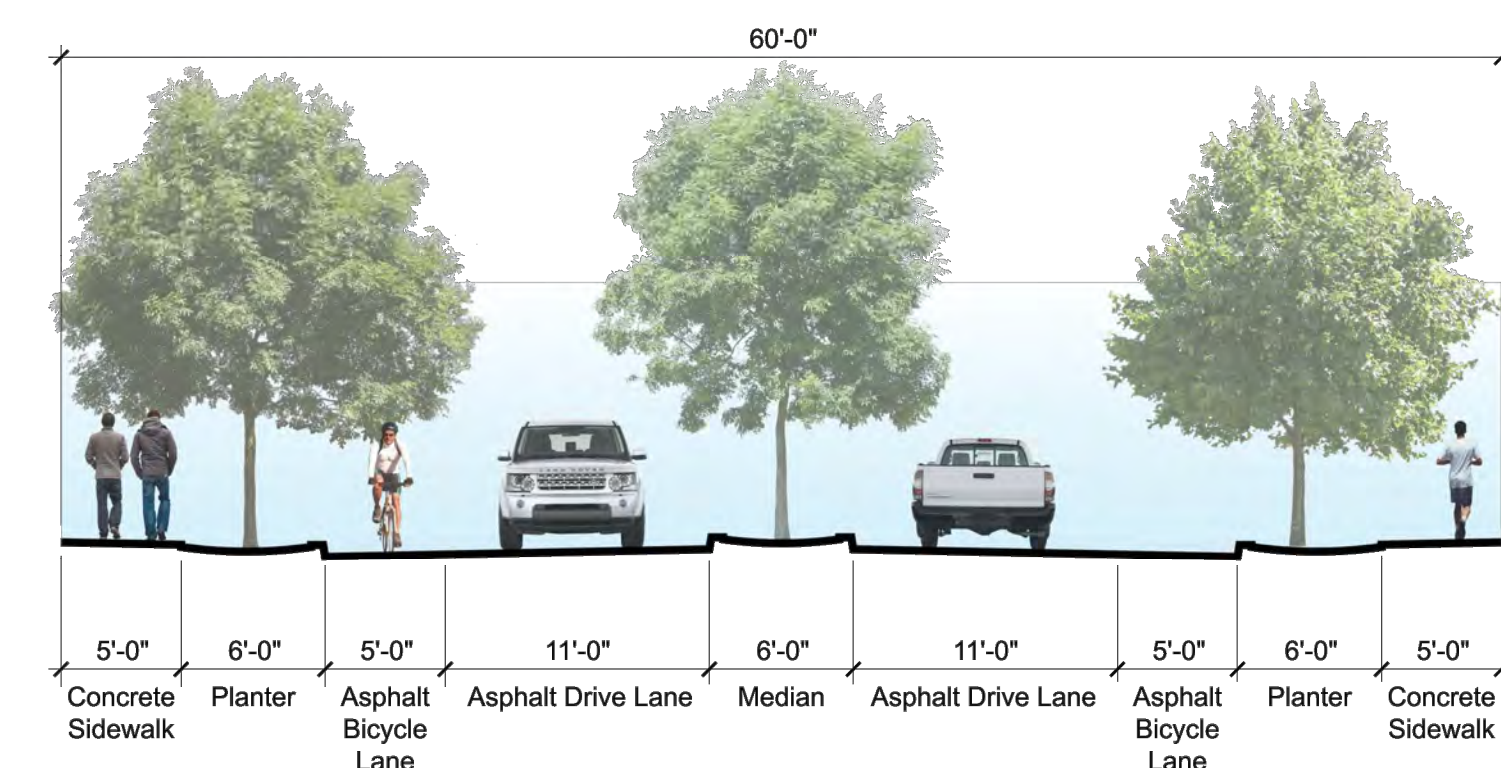


B4 BICYCLE RACKS
NTS

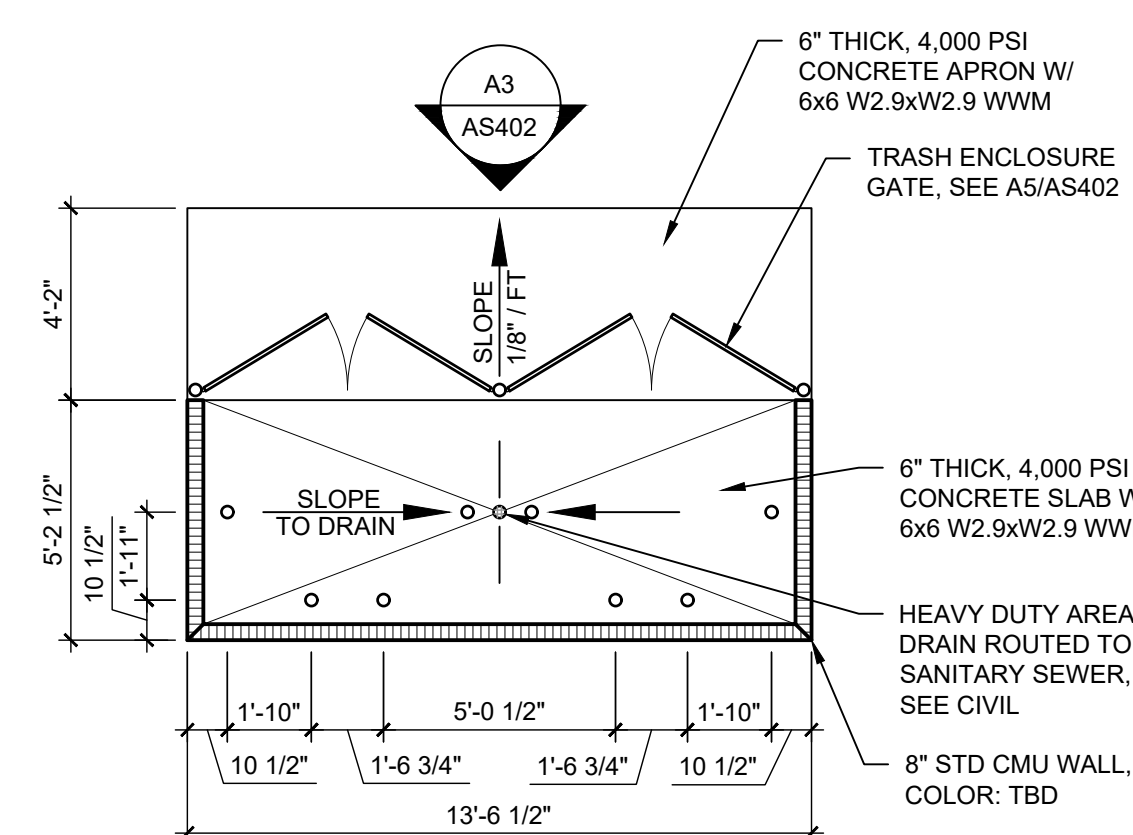


A4 PAINTED CROSSWALK
NTS

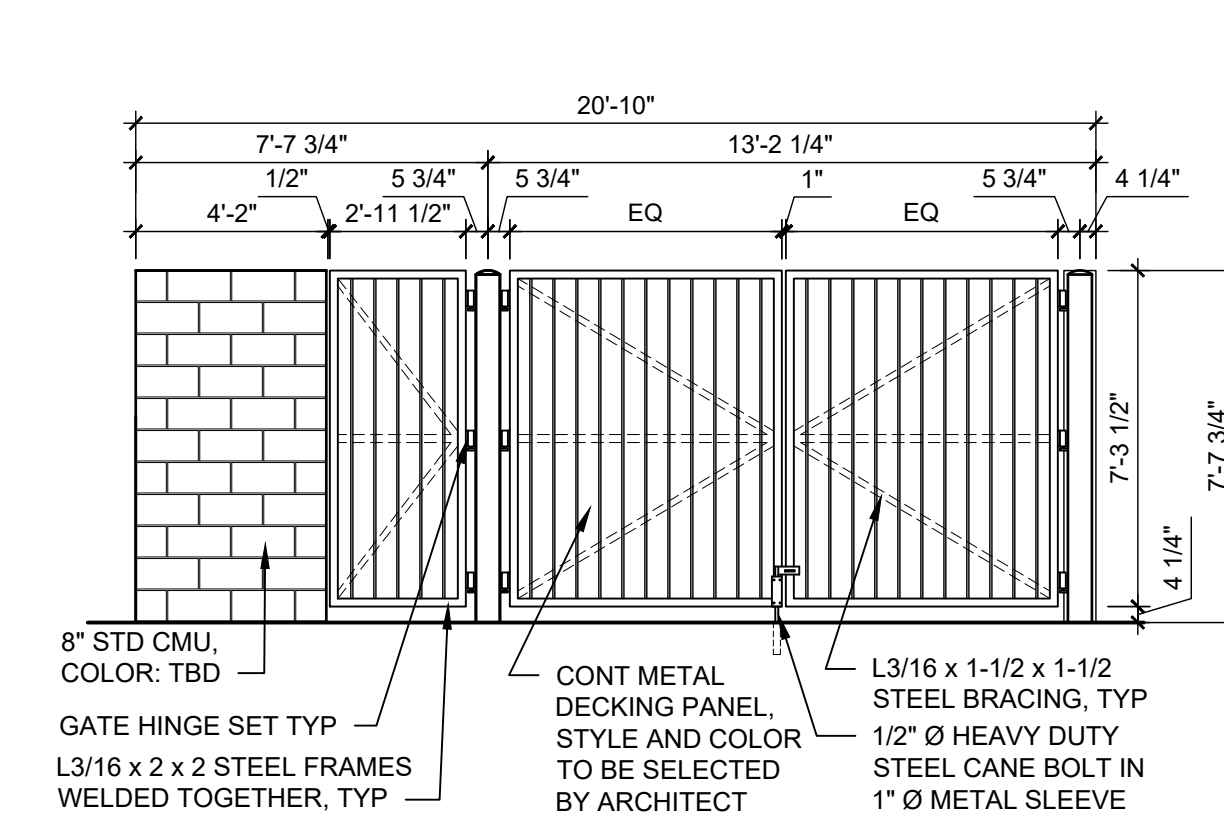
B1 SITE PLAN ENLARGEMENT - PHASE II
1" = 150'-0"



A1 TYPICAL ROAD SECTION
NTS



A2 TRASH ENCLOSURE PLAN
NTS



A3 TRASH ENCLOSURE ELEVATION
NTS

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- △
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SITE PLAN
ENLARGEMENT

SHEET NO.

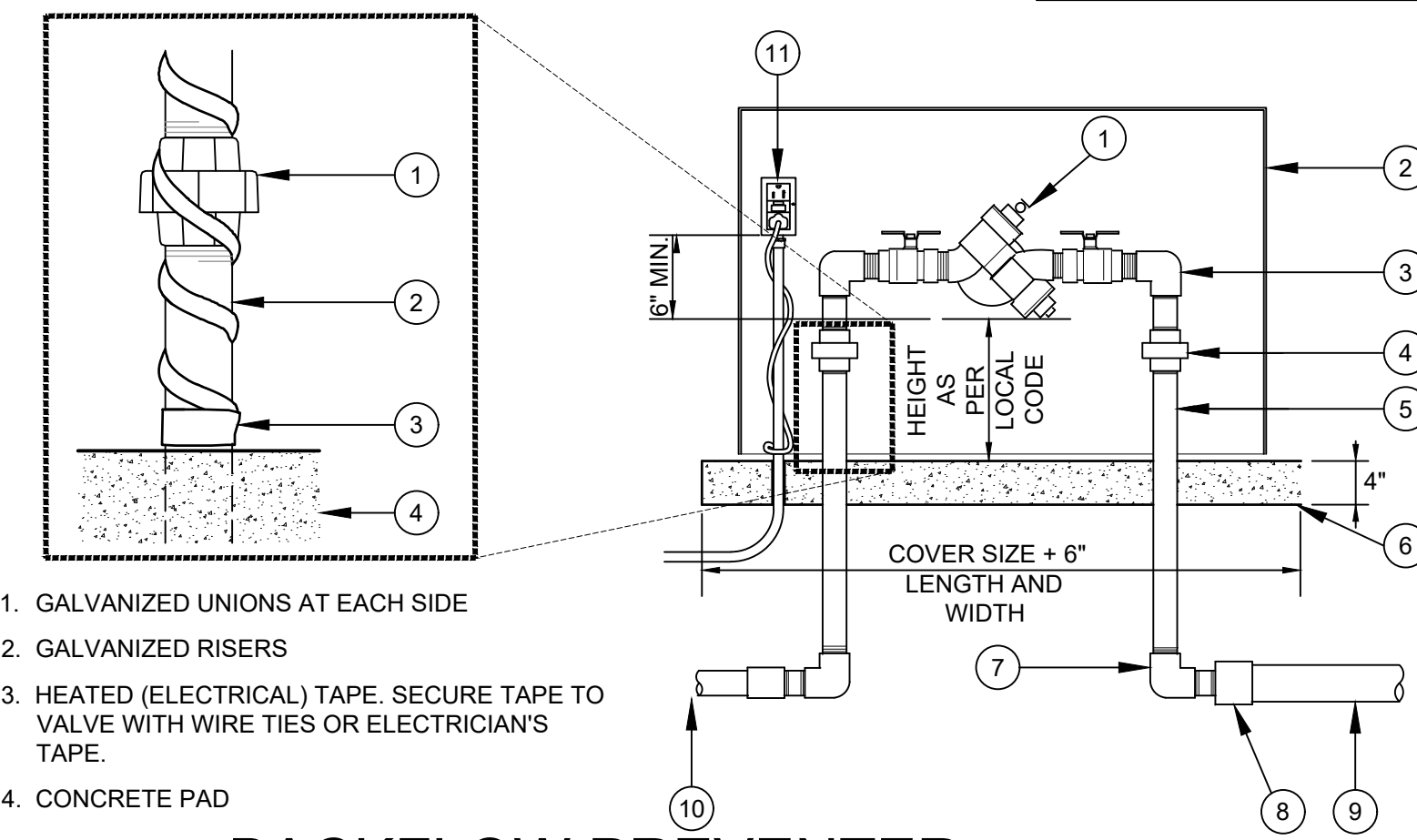
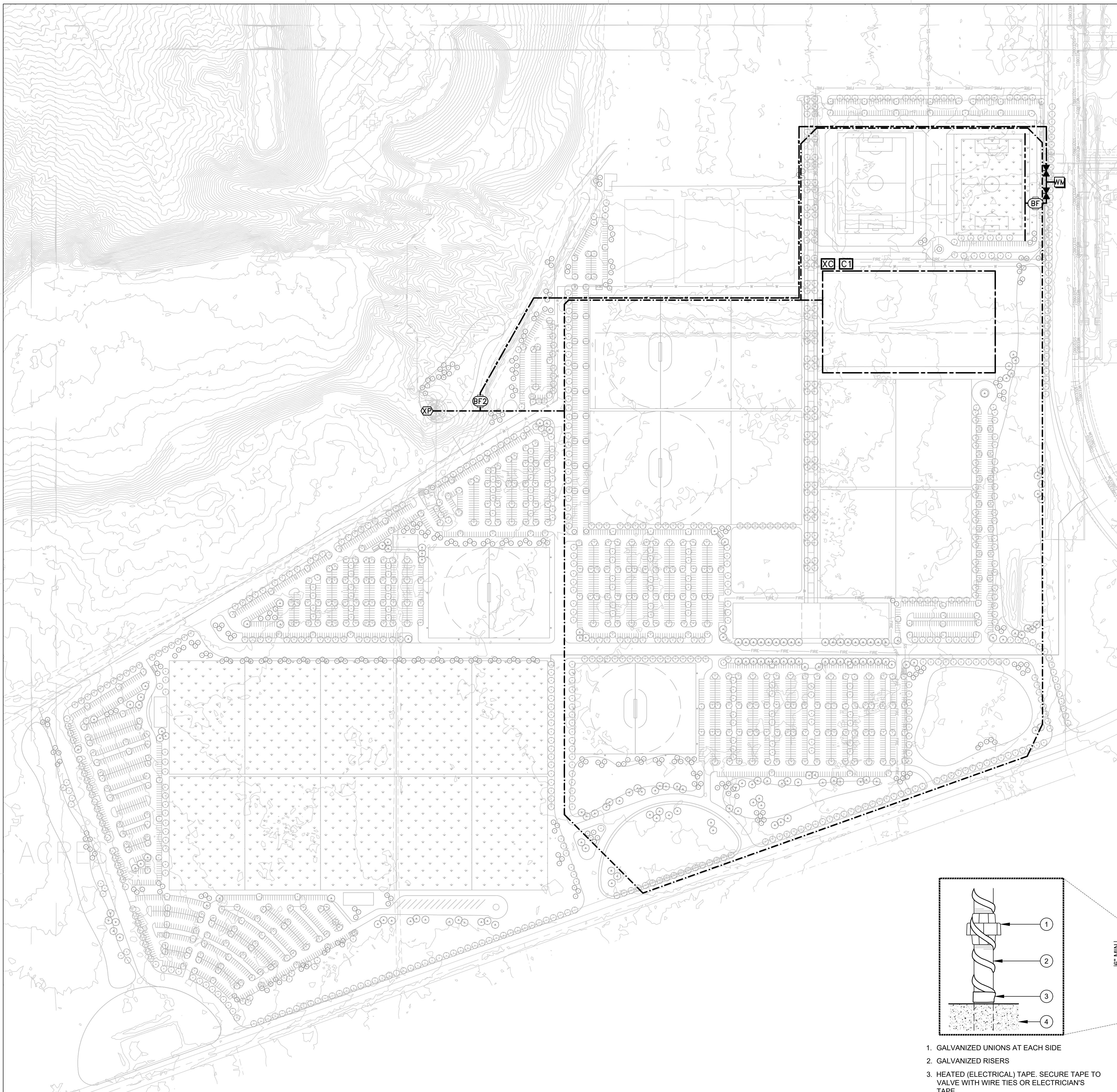
AS402
OF

GENERAL SHEET NOTES

- A. THE IRRIGATION SYSTEM DESIGN SHALL COMPLY WITH ALL CITY WATER CONSERVATION LANDSCAPE AND WASTE WATER ORDINANCES.
- B. AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO ENSURE COMPLIANCE WITH BERNALILLO COUNTY AND CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- C. NON-POTABLE IRRIGATION SYSTEM CONSTRUCTED PER APPENDIX OF UPC WITH:
 - RECLAIMED WATER EQUIPMENT
 - PURPLE PIPE
 - PURPLE VALVE LIDS
- D. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED WITH PROGRAMMABLE SETTINGS, IRRIGATION SMART CONTROLLER, AND RAIN/FREEZE SENSORS.
- E. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- F. THE SPRAY IRRIGATION SYSTEM SHALL NOT OVERSPRAY ONTO IMPERVIOUS AREA.
- G. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
- H. IRRIGATION FOR TREES SHALL BE INSTALLED ON SEPARATE ZONES TO ENSURE ADEQUATE WATERING AMOUNT AND TO AVOID OVER-WATERING OF DESERT ACCENT PLANTS.
- I. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS. THE IRRIGATION POINT OF CONNECTION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- J. CONTRACTOR SHALL COORDINATE THE PRECISE LOCATIONS OF IRRIGATION POINT OF CONNECTION(S), IRRIGATION CONTROLLER(S), BACKFLOW PREVENTER(S) AND OTHER IRRIGATION EQUIPMENT WITH THE OWNER, CIVIL, AND ELECTRICAL ENGINEERS.
- K. SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
XC	EXISTING CONTROLLER
C1	RAIN BIRD ESP-LXD-LXMMSS-LXMMSSPED 50 STATION 2-WIRE, EXTERIOR STAINLESS STEEL PEDESTAL, FLOW SENSING.
XP	BOOSTER PUMP EXISTING 250,000 GALLON RESERVOIR AND BOOSTER PUMP STATION BOOSTER PUMP IS 900 GPM AT 85-90 PSI DISCHARGE
WM	PROPOSED WATER METER
	PROPOSED IRRIGATION MAINLINE: 4" RECLAIMED WATER PVC CLASS 200 SDR 21
	EXISTING IRRIGATION MAINLINE: 4" PVC CLASS 200 SDR 21
	SOCCER PRACTICE FIELD PROPOSED MAINLINE, BY OTHERS
VALVE CALLOUT	
	Valve Number
	Valve Flow
	Valve Size



1. GALVANIZED UNIONS AT EACH SIDE
2. GALVANIZED RISERS
3. HEATED (ELECTRICAL) TAPE. SECURE TAPE TO VALVE WITH WIRE TIES OR ELECTRICIAN'S TAPE.
4. CONCRETE PAD

1. REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED, SEE L1101
2. ENCLOSURE
3. GALVANIZED NIPPLES AND ELL AS REQUIRED
4. GALVANIZED UNIONS AT EACH SIDE
5. GALVANIZED RISERS
6. CONCRETE PAD
7. GALVANIZED ELL AND NIPPLE, TYP.
8. PVC COUPLER OR REDUCER AS REQUIRED, TYP.
9. MAIN LINE, SIZE AS PER PLANS
10. SERVICE SIDE
11. GROUND FAULT INTERRUPTER (GFI) PROTECTED ELECTRICAL POWER, FOR SERVICE HEAT, SEE CIVIL
12. HEATED (ELECTRICAL) TAPE. SECURE TAPE TO VALVE WITH WIRE TIES OR ELECTRICIAN'S TAPE.

A5 BACKFLOW PREVENTER
1" = 1'-0"

A1 IRRIGATION PLAN
1" = 200'-0"

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ARCHITECTURE
DESIGN
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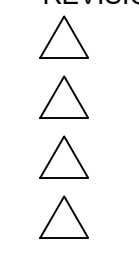
ARCHITECT

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OUTDOOR SPORTS COMPLEX**
5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

REVISIONS



DRAWN BY	AM
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DRAWING NAME	IRRIGATION PLAN

SHEET NO.

L1101
OF

FBCO® DETAIL
OPEN SOURCE FREE TO USE

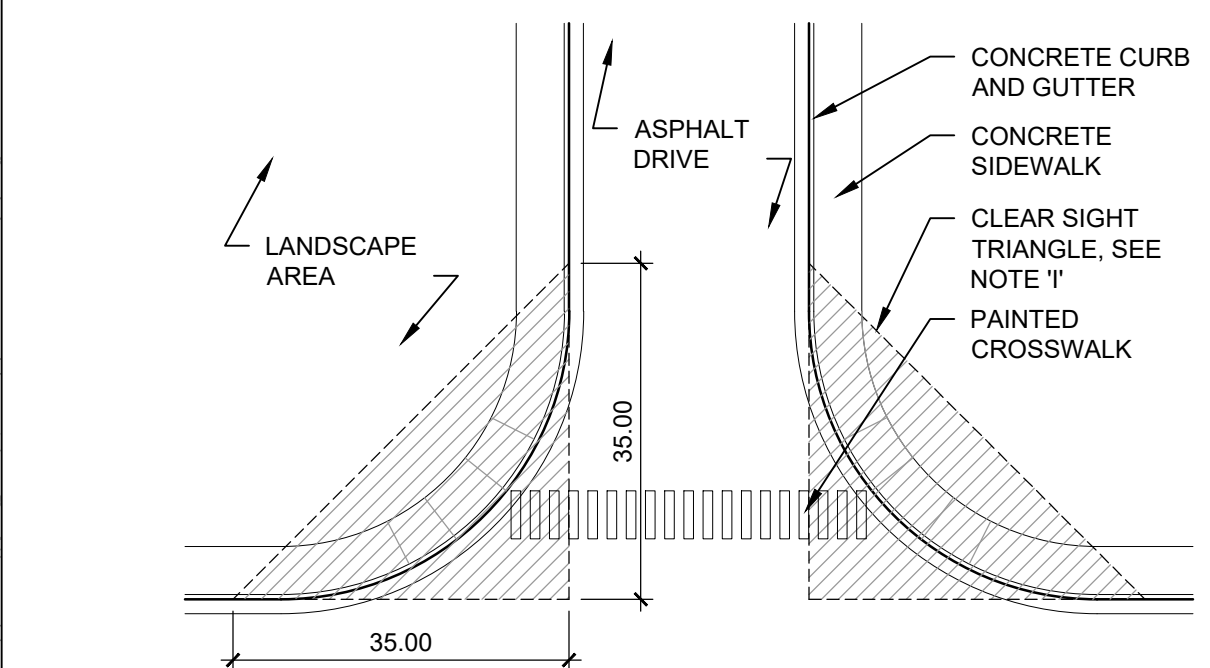


PLANTING NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6).
- C. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH TURF OR VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREADRIPLINE.
- D. LANDSCAPE AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- E. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- F. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- G. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- H. TREE PLANTING SHALL ADHERE TO CABQ STANDARD DETAILS.
- I. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. SEE A4/LP101.

CONCEPT PLANT SCHEDULE

STREET TREE		
FRAXINUS PENNSYLVANICA 'URBANITE' / URBANITE ASH		2.5' CAL, B&B
GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST		2.5' CAL, B&B
MORUS RUBRA / RED MULBERRY		2.5' CAL, B&B
PISTACIA CHINENSIS / CHINESE PISTACHE MULTI-TRUNK		2.5' CAL, B&B
QUERCUS ROBUR / ENGLISH OAK		2.5' CAL, B&B
ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' / FRONTIER ELM		2.5' CAL, B&B
ULMUS PARVIFOLIA 'LACEBARK ELM' / CHINESE ELM TREE		2.5' CAL, B&B
ACCENT TREE		
CHILOPSIS LINEARIS / DESERT WILLOW		24" BOX MULTI-TRUNK
PLATANUS WRIGHTII / ARIZONA SYCAMORE		2.5' CAL, B&B
PROSOPIA JULIFLORA / VELVET MESQUITE		24" BOX MULTI-TRUNK
QUERCUS BUCKLEYI / BUCKLEY OAK		2.5' CAL, B&B
VITEX AGNUS-CASTUS / CHASTE TREE		24" BOX
EVERGREEN TREE		
JUNIPERUS MONOSPERMA / CHERRYSTONE		15 GAL.
PINUS NIGRA / AUSTRIAN BLACK PINE		4'-6"
PINUS NIGRA / AUSTRIAN BLACK PINE		4'-6" HT.
QUERCUS FUSIFORMIS / TEXAS LIVE OAK		2.5' CAL, B&B
QUERCUS GRISEA / ARIZONA GREY OAK		15 GAL.
GRASS		
BOUTELOUA 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS		1 GAL
ERAGROSTIS TRICHODES / SAND LOVEGRASS		1 GAL
MUHLENBERGIA EMERSLEYI 'EL TORO' / BULLGRASS		1 GAL
PANICUM VIRGATUM / SWITCH GRASS		1 GAL
SHURB		
AGAVE AMERICANA / CENTURY PLANT		5 GAL
AGAVE NEOMEXICANA / PARRY'S AGAVE		5 GAL
ARCTOSTAPHYLOS X 'PANCHITO' / PANCHITO MANZANITA		5 GAL
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB		5 GAL
CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY		15 GAL
CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH		5 GAL
FALLUGIA PARADOXA / APACHE PLUME		5 GAL
FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET		15 GAL
HESPERALOE PARVIFLORA / RED YUCCA		5 GAL
LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE		5 GAL
MAHONIA HAEMATOCARPA / RED BARBERRY		5 GAL
NOLINA TEXANA / TEXAS SACAHUISTA		5 GAL
PRUNUS BESSEYI / SAND CHERRY		5 GAL
RHUS AROMATICA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC		5 GAL
RHUS TRILOBATA / SKUNKBUSH SUMAC		5 GAL
SALVIA GREGGII / AUTUMN SAGE		5 GAL
YUCCA BACCATA / BANANA YUCCA		5 GAL
YUCCA ELATA / SOAPTREE YUCCA		5 GAL
YUCCA GLAUCA / SOAPWEED		5 GAL
PERENNIALS		
ACHILLEA X 'CORONATION GOLD' / HYBRID YARROW		5 GAL
CUCURBITA FOETIDISSIMA / STINKING GOURD		5 GAL
CYTISUS X 'LENA' / BROOM		5 GAL
ERIGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT		5 GAL
PENSTEMON DIGITALIS 'HUSKER RED' / BEARDTONGUE		5 GAL
PENSTEMON EATONII / FIRECRACKER PENSTEMON		5 GAL
PENSTEMON PALMERI / PALMER'S PENSTEMON		5 GAL
PENSTEMON STRICTUS / MANCOS PENSTEMON		5 GAL
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL		5 GAL
SALVIA DORRII / DESERT SAGE		5 GAL
TEUCRIUM CHAMAEDRYDYS / GERMANDER		5 GAL
WYETHIA ANGUSTIFOLIA / MULE'S EARS		5 GAL
TURF GRASS		
NATIVE GRASS SEEDING		
SYNTHETIC TURF		



A4 CLEAR SIGHT TRIANGLE, TYP
1" = 20'-0"

A1 PLANTING PLAN
1" = 200'-0"

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SABATINI**

**ARCHITECTURE
DESIGN
INSPIRATION**

ARCHITECT

ENGINEER

PROJECT

**BERNALILLO COUNTY REGIONAL
OUTDOOR SPORTS COMPLEX**
5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

REVISIONS

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DRAWN BY BG

REVIEWED BY KR

DATE 10/30/19

PROJECT NO. 17-0090.001

DRAWING NAME

LANDSCAPE PLAN

SHEET NO.

LP101

OF

DESIGN GUIDELINES

The design guidelines are intended to create development that is compatible in its design with the surrounding context of the Mesa del Sol community while recognizing the unique nature of the use. The guidelines will create development that is of high-quality and sensitive to the surrounding uses to enhance the overall community and create a recreation destination for the local community and beyond.

DIMENSIONAL STANDARDS

Setback Standards

Front, minimum 10 ft.

Side, minimum 15 ft.

Rear, minimum 15 ft.

Building Height

<100 ft. from all lot lines: 75 ft.

Building height, maximum
>100 ft. from all lot lines

BUILDING DESIGN

Architectural Standards

Buildings should adhere to the following guidelines:

>Buildings shall be designed to provide human scale, interest and variety.

>Building massing shall highlight the location of building entries through projected or recessed forms, detail, color or materials. Primary pedestrian entries shall be clearly expressed.

>All building facades shall use materials that are durable and of a quality that will retain their appearance over time.

>Prohibited materials include plywood and plain CMUs.

SITE DESIGN

Fence and Wall Standards

Fences and walls should adhere to the following guidelines:

>Chain link fencing is not permitted.

>Existing four-foot tall, high-tensile wire fence will continue to be the standard for perimeter fencing.

>The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings in terms of color, quality, scale and detail.

Parking Standards

The original parking fields are under a joint use agreement between the amphitheater and the regional recreation complex.

Parking supply requirements, design and layout should adhere to the following guidelines:

Parking Supply Requirements

>Practice turf sports fields shall provide a minimum of fifty (50) parking spaces each.

>Parking for any other use shall be as required by the IDO.

Parking Layout and Design

Parking layout and design shall be designed as required by the IDO.

LIGHTING

All lighting shall conform with all applicable ordinances and requirements as established by the City of Albuquerque and Bernalillo County.

Lighting should adhere to the following guidelines:

>Lighting design should enhance the nighttime environment with

appropriate lighting levels while maintaining safety.

>Light fixtures, except as otherwise permitted herein, are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA). Full cutoff light fixtures result in a light distribution pattern where no light is permitted at or above a horizontal plane at the bottom of the fixture.

>All outdoor light fixtures should utilize Light Emitting Diodes (LED). Alternatives are permitted provided they are demonstrated to be more effective for the proposed use based on IESNA recommendations.

>Full cut-off fixtures may not be tilted or aimed in a manner that results in light distribution above the horizontal plane.

>Illuminance levels shall not exceed 10 foot-candles measured as initial horizontal illuminance except as otherwise permitted herein. The initial illuminance level is measured following 100 hours of operation. The illuminance levels at building entrances and windows may exceed 10 foot-candles by 100% up to a distance of 5 feet from the building only in order to accommodate light spillage from within the building and light from signage. At a distance of 10 feet from the building or use, the illuminance level must be less than or equal to 10 foot-candles.

>Fixtures located on poles or at mounting point more than 10 feet in height, or that exceed 1800 lumens per lamp, shall be full cutoff fixtures.

>All stadium and other exterior sports arena lights used for the purpose of illuminance of the playing area shall be turned off following the conclusion of the final event of the night. The remainder of the facility lighting, except for reasons of security, shall be turned off within one hour after the event, and remain extinguished until one hour prior to the commencement of the next event.

Type	Fixture Height	Foot-candles (fc)
Parking	30 ft.	1 fc
Vehicular Drives	30 ft.	1.2 fc
Pedestrian Pathways	10 ft. -15 ft.	0.5 fc
Practice Fields	60 ft.	50 fc (Class II)
Syn. Turf Fields	60 ft.	10 fc (Class V)



SITE LOCATION AND BACKGROUND INFORMATION

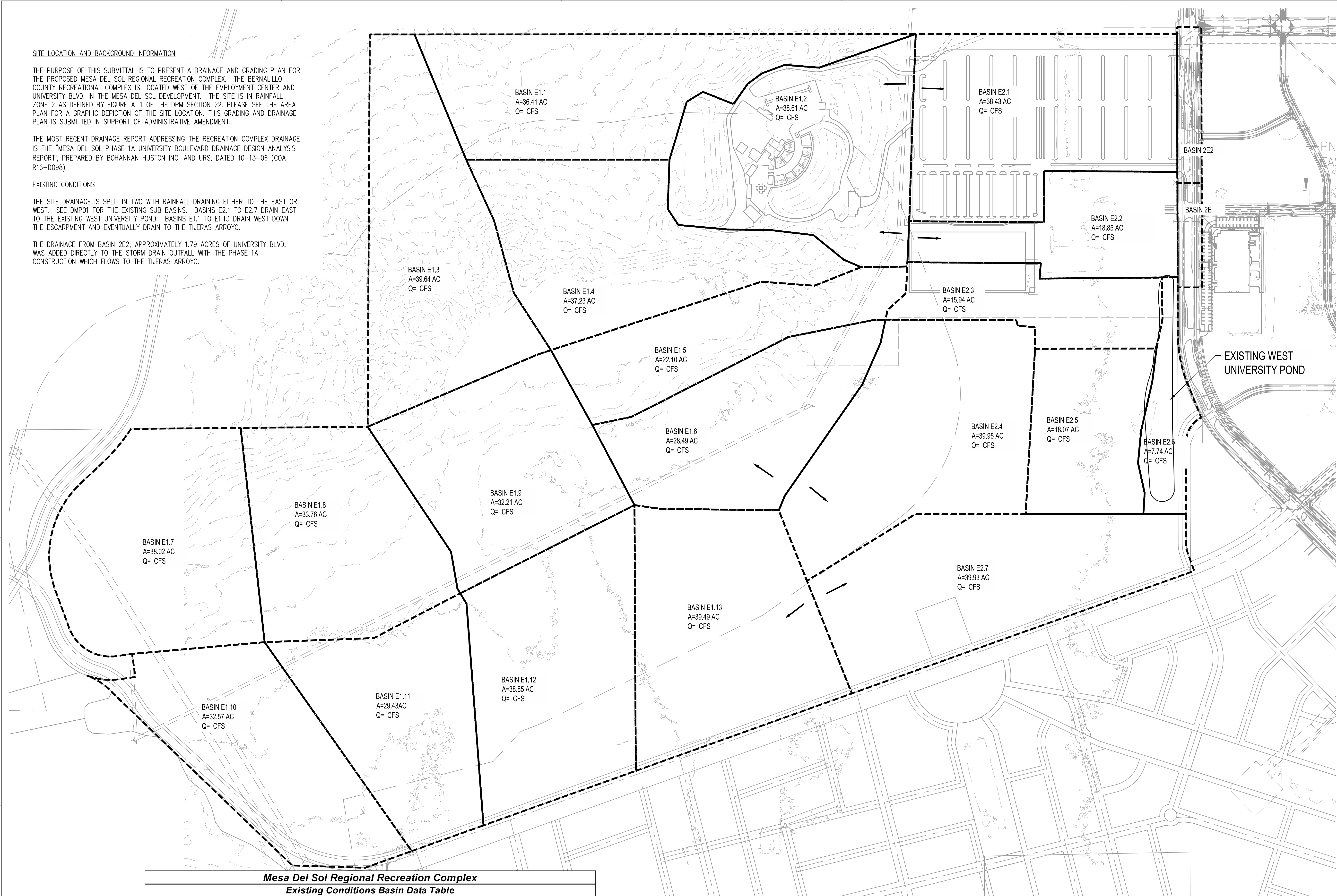
THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A DRAINAGE AND GRADING PLAN FOR THE PROPOSED MESA DEL SOL REGIONAL RECREATION COMPLEX. THE BERNALILLO COUNTY RECREATIONAL COMPLEX IS LOCATED WEST OF THE EMPLOYMENT CENTER AND UNIVERSITY BLVD. IN THE MESA DEL SOL DEVELOPMENT. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY FIGURE A-1 OF THE DPM SECTION 22. PLEASE SEE THE AREA PLAN FOR A GRAPHIC DEPICTION OF THE SITE LOCATION. THIS GRADING AND DRAINAGE PLAN IS SUBMITTED IN SUPPORT OF ADMINISTRATIVE AMENDMENT.

THE MOST RECENT DRAINAGE REPORT ADDRESSING THE RECREATION COMPLEX DRAINAGE IS THE "MESA DEL SOL PHASE 1A UNIVERSITY BOULEVARD DRAINAGE DESIGN ANALYSIS REPORT", PREPARED BY BOHANNAN HUSTON INC. AND URS, DATED 10-13-06 (COA R16-D098).

EXISTING CONDITIONS

THE SITE DRAINAGE IS SPLIT IN TWO WITH RAINFALL DRAINING EITHER TO THE EAST OR WEST. SEE DMP01 FOR THE EXISTING SUB BASINS. BASINS E2.1 TO E2.7 DRAIN EAST TO THE EXISTING WEST UNIVERSITY POND. BASINS E1.1 TO E1.13 DRAIN WEST DOWN THE ESCARPMENT AND EVENTUALLY DRAIN TO THE TIJERAS ARROYO.

THE DRAINAGE FROM BASIN 2E2, APPROXIMATELY 1.79 ACRES OF UNIVERSITY BLVD, WAS ADDED DIRECTLY TO THE STORM DRAIN OUTFALL WITH THE PHASE 1A CONSTRUCTION WHICH FLOWS TO THE TIJERAS ARROYO.



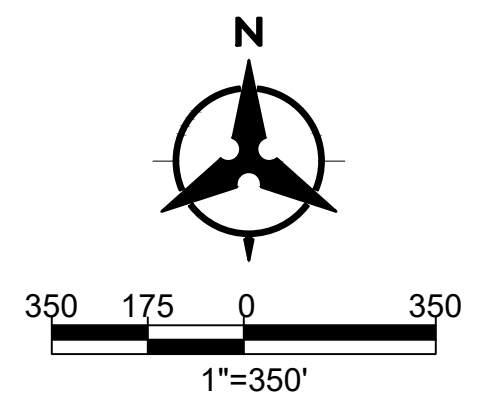
**Mesa Del Sol Regional Recreation Complex
Existing Conditions Basin Data Table**

This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WTE	V(100yr-6hr)	V(100yr-10day)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF
E1	19067426.79	437.73	26.9%	43.5%	23.1%	6.5%	2.44	1069.30	0.88	1399989	1566218
E1.1	1585929.16	36.41	0.0%	50.0%	50.0%	0.0%	2.71	98.67	0.96	126214	126214
E1.2	1681818.74	38.61	0.0%	15.0%	20.0%	65.0%	4.03	155.40	1.72	241201	386958
E1.3	1726667.25	39.64	50.0%	50.0%	0.0%	0.0%	1.92	76.11	0.66	94247	94247
E1.4	1621613.19	37.23	50.0%	50.0%	0.0%	0.0%	1.92	71.48	0.66	88513	88513
E1.5	962629.82	22.10	0.0%	45.0%	45.0%	10.0%	2.91	64.29	1.07	85955	98790
E1.6	1284734.40	29.49	0.0%	45.0%	45.0%	10.0%	2.91	85.80	1.07	114716	131846
E1.7	1656343.24	38.02	50.0%	50.0%	0.0%	0.0%	1.92	73.01	0.66	90409	90409
E1.8	1470621.71	33.76	50.0%	50.0%	0.0%	0.0%	1.92	64.82	0.66	80271	80271
E1.9	1402962.50	32.21	50.0%	50.0%	0.0%	0.0%	1.92	61.84	0.66	76578	76578
E1.10	1418933.15	32.57	50.0%	50.0%	0.0%	0.0%	1.92	62.54	0.66	77450	77450
E1.11	1281853.00	29.43	50.0%	50.0%	0.0%	0.0%	1.92	56.50	0.66	69968	69968
E1.12	1692305.67	38.85	0.0%	50.0%	50.0%	0.0%	2.71	105.28	0.96	134679	134679
E1.13	1720070.65	39.49	0.0%	10.0%	90.0%	0.0%	3.05	120.59	1.10	156956	156956

This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WTE	V(100yr-6hr)	V(100yr-10day)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF
E2	7793317.34	178.91	21.4%	21.4%	43.0%	14.1%	2.84	507.71	1.07	692594	839554
E2.1	1673962.14	38.43	0.0%	0.0%	2.0%	98.0%	4.67	179.42	2.10	292971	511702
E2.2	821278.97	18.85	0.0%	0.0%	99.0%	1.0%	3.16	59.50	1.14	78015	79110
E2.3	694553.37	15.94	0.0%	0.0%	100.0%	0.0%	3.14	50.07	1.13	65404	65404
E2.4	1740310.91	39.95	50.0%	50.0%	0.0%	0.0%	1.92	76.71	0.66	94992	94992
E2.5	787012.32	18.07	50.0%	50.0%	0.0%	0.0%	1.92	34.69	0.66	42958	42958
E2.6	336984.63	7.74	0.0%	0.0%	100.0%	0.0%	3.14	24.29	1.13	31733	31733
E2.7	1739321.59	39.93	50.0%	50.0%	0.0%	0.0%	1.92	76.66	0.66	94938	94938
2E	156537.93	3.59	0.0%	0.0%	10.0%	90.0%	4.54	16.33	2.02	26364	45148
2E2	104855.46	2.41	0.0%	0.0%	10.0%	90.0%	4.54	10.94	2.02	17659	30242



Mesa Del Sol Regional Recreation Complex											
Proposed Ultimate Development Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 2											
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)	V(100yr-10day) CF
			A	B	C	D					
P1	214353	4.92	0.0%	70.0%	20.0%	10.0%	2.69	13.26	0.98	17577	20435
P2	604772	13.88	0.0%	15.0%	5.0%	80.0%	4.26	59.13	1.87	94218	158727
P3	368749	8.47	0.0%	70.0%	25.0%	5.0%	2.62	22.15	0.93	28716	31175
P4	352932	8.10	0.0%	83.0%	15.0%	2.0%	2.46	19.91	0.86	25273	26214
P5	402542	9.24	0.0%	80.0%	18.0%	2.0%	2.48	22.95	0.87	29178	30251
P6	388810	8.93	0.0%	70.0%	25.0%	5.0%	2.62	23.35	0.93	30279	32871
P7	165906	3.81	0.0%	80.0%	15.0%	5.0%	2.53	9.64	0.90	12436	13542
P8	455134	10.45	0.0%	40.0%	30.0%	30.0%	3.26	34.10	1.29	48813	67018
P9	295550	6.78	0.0%	70.0%	25.0%	5.0%	2.62	17.75	0.93	23016	24986
P10	315469	7.24	0.0%	70.0%	20.0%	10.0%	2.69	19.51	0.98	25868	30075
P11	245843	5.64	0.0%	55.0%	20.0%	25.0%	3.06	17.25	1.19	24277	32472
P12	117252	2.69	0.0%	0.0%	0.0%	100.0%	4.70	12.65	2.12	20715	36348
P13	1326484	30.45	0.0%	55.0%	25.0%	20.0%	2.98	90.72	1.14	125519	160891
P14	1441059	33.08	0.0%	60.0%	20.0%	20.0%	2.94	97.13	1.12	134259	172687
P15	849093	19.49	0.0%	25.0%	20.0%	55.0%	3.78	73.74	1.59	112293	174559
P16	651158	14.95	0.0%	40.0%	30.0%	30.0%	3.26	48.79	1.29	69837	95883
P17	982687	22.56	0.0%	20.0%	20.0%	60.0%	3.90	88.07	1.65	135447	214062
Total	9177793	210.69					52.85	670	20.64	957719	1322197

PROPOSED CONDITIONS

UNDER PROPOSED CONDITIONS ALL RUNOFF FROM THE RECREATION COMPLEX IS RETAINED ON-SITE. THE 100-YEAR, 10-DAY STORM IS RETAINED IN MULTIPLE PONDS THROUGHOUT THE SITE. THE RUNOFF VOLUMES FOR THE 10-DAY STORM ARE ANALYZED USING EQUATION (A-9) OF THE DPM, SECTION 22.2. LAND TREATMENTS ARE BASED ON THE PROPOSED USES WHICH INCLUDE PARKING AREAS, IRRIGATED PLAY FIELDS AND BUILDINGS INCLUDING MAINTENANCE AND BATHROOM FACILITIES. IT IS ASSUMED THAT THE PARKING AREAS WILL BE GRAVEL OR ROAD MILLINGS AND THE ONLY PAVEMENT WILL BE THE ACCESS ROADS. IT WAS ALSO ASSUMED THAT THE ONLY SIDEWALK WILL BE ALONG THE MAIN NORTH - SOUTH PEDESTRIAN WAY, AROUND THE SPORTS LIFESTYLE BUILDING AND AROUND THE NEW MEXICO UNITED CLUBHOUSE. THE LAND TREATMENTS AND VOLUME CALCULATIONS FOR THE CONTRIBUTING BASINS ARE SHOWN IN A TABLE FORMAT ON THIS SHEET.

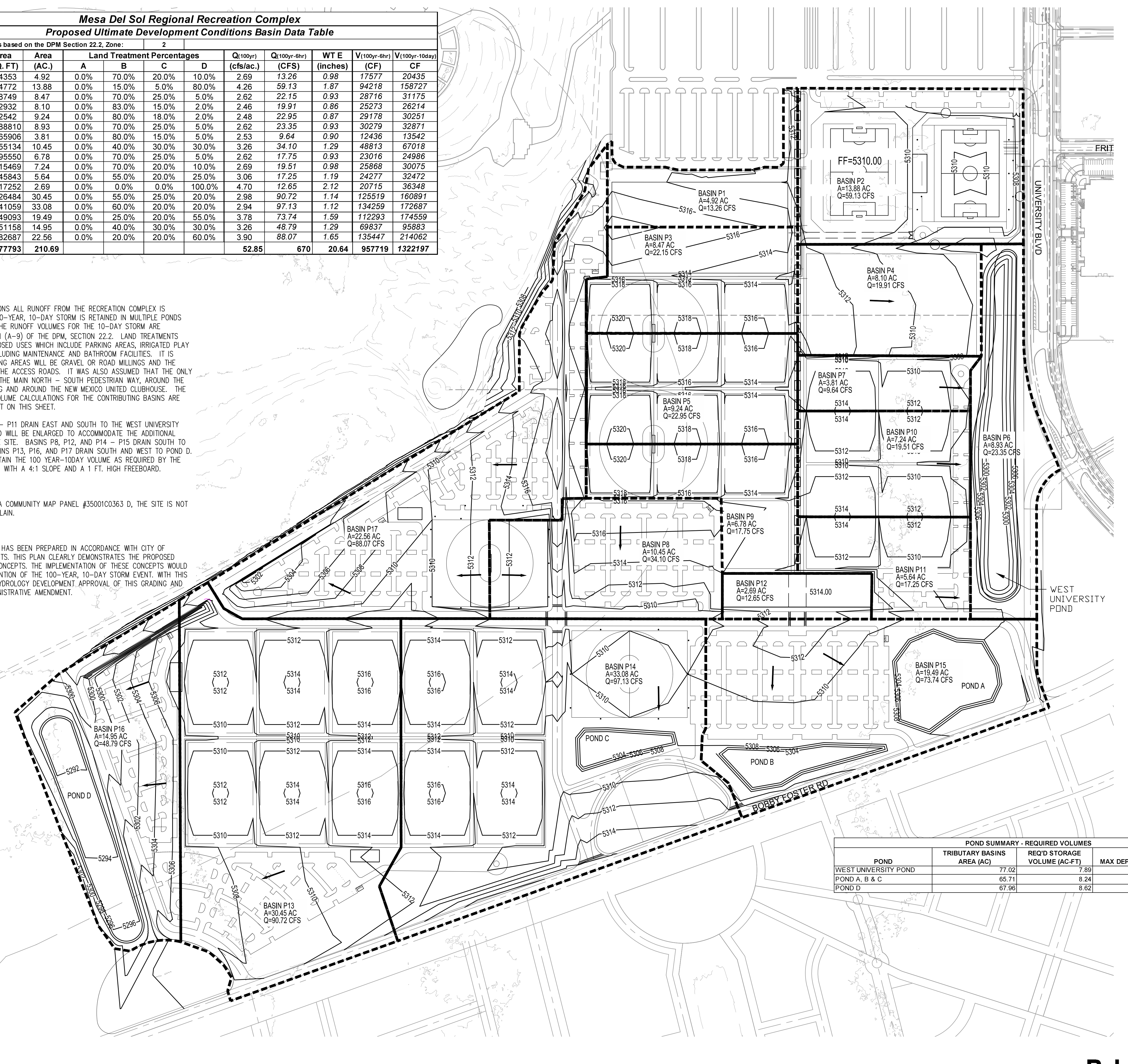
BASINS P1 - P7 AND P9 - P11 DRAIN EAST AND SOUTH TO THE WEST UNIVERSITY POND. THE EXISTING POND WILL BE ENLARGED TO ACCOMMODATE THE ADDITIONAL FLOWS FROM THE COMPLEX SITE. BASINS P8, P12, AND P14 - P15 DRAIN SOUTH TO PONDS A, B, AND C. BASINS P13, P16, AND P17 DRAIN SOUTH AND WEST TO POND D. POND D WERE SIZED TO RETAIN THE 100 YEAR-10DAY VOLUME AS REQUIRED BY THE DPM. THEY ARE DESIGNED WITH A 4:1 SLOPE AND A 1 FT. HIGH FREEBOARD.

FLOODPLAIN

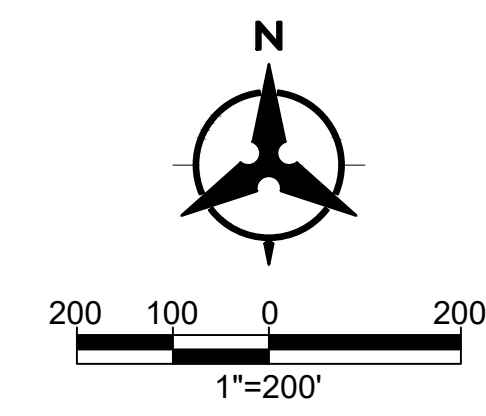
IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL #35001C0363 D, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.

CONCLUSION

THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS. THIS PLAN CLEARLY DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS. THE IMPLEMENTATION OF THESE CONCEPTS WOULD RESULT IN THE SAFE RETENTION OF THE 100-YEAR, 10-DAY STORM EVENT. WITH THIS SUBMITTAL WE REQUEST HYDROLOGY DEVELOPMENT APPROVAL OF THIS GRADING AND DRAINAGE PLAN FOR ADMINISTRATIVE AMENDMENT.



POND SUMMARY - REQUIRED VOLUMES				
POND	TRIBUTARY BASIN AREA (AC)	REQ'D STORAGE VOLUME (AC-FT)	MAX DEPTH (FT)	MAX AVAILABLE VOLUME (AC-FT)
WEST UNIVERSITY POND	77.02	7.89	7	25.65
POND A, B & C	65.71	8.24	4	21.67
POND D	67.96	8.62	6	15.52



DEKKER PERICH SABATINI

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BERNALILLO COUNTY
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5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

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REVIEWED BY **AP**
DATE 10/30/19
PROJECT NO. 17-0090.001
DRAWING NAME

DRAINAGE MANAGEMENT PLAN PROPOSED CONDITIONS

SHEET NO.

DMP02

OF

Bohannon & Huston
www.bhinc.com 800.877.5332

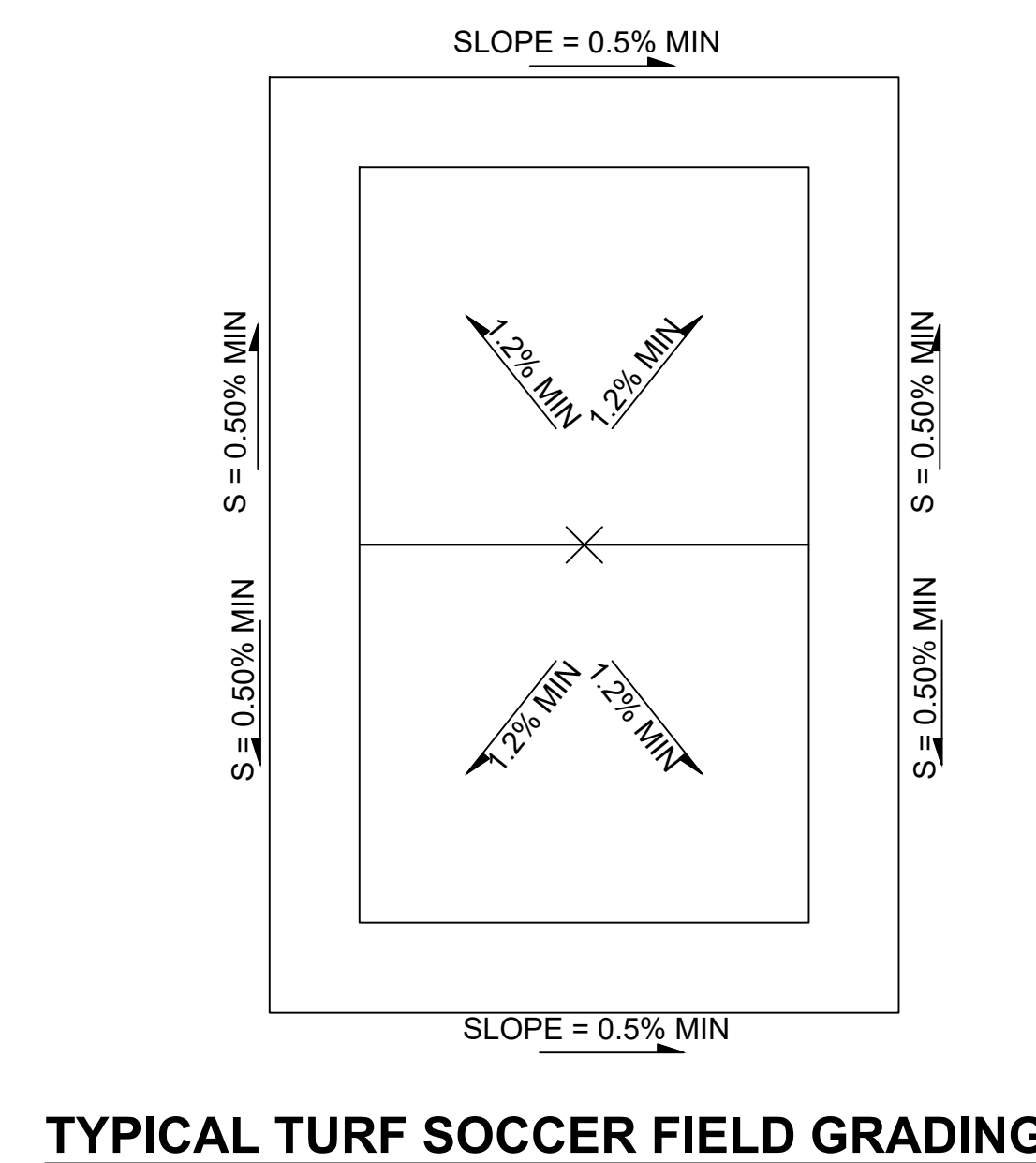
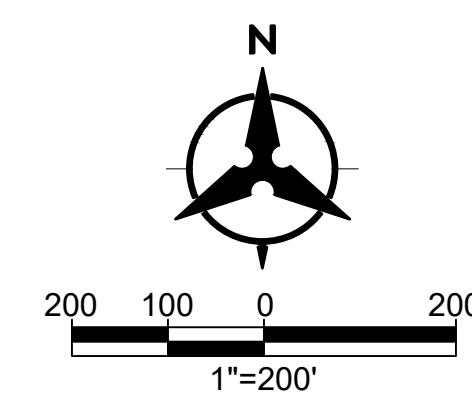
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**GRADING AND DRAINAGE
KEYED NOTES**

1. APPROXIMATE LIMITS OF LANDFILL.
2. APPROXIMATE LIMITS OF 1000' LANDFILL BUFFER.
3. EXISTING ROAD TO REMAIN.

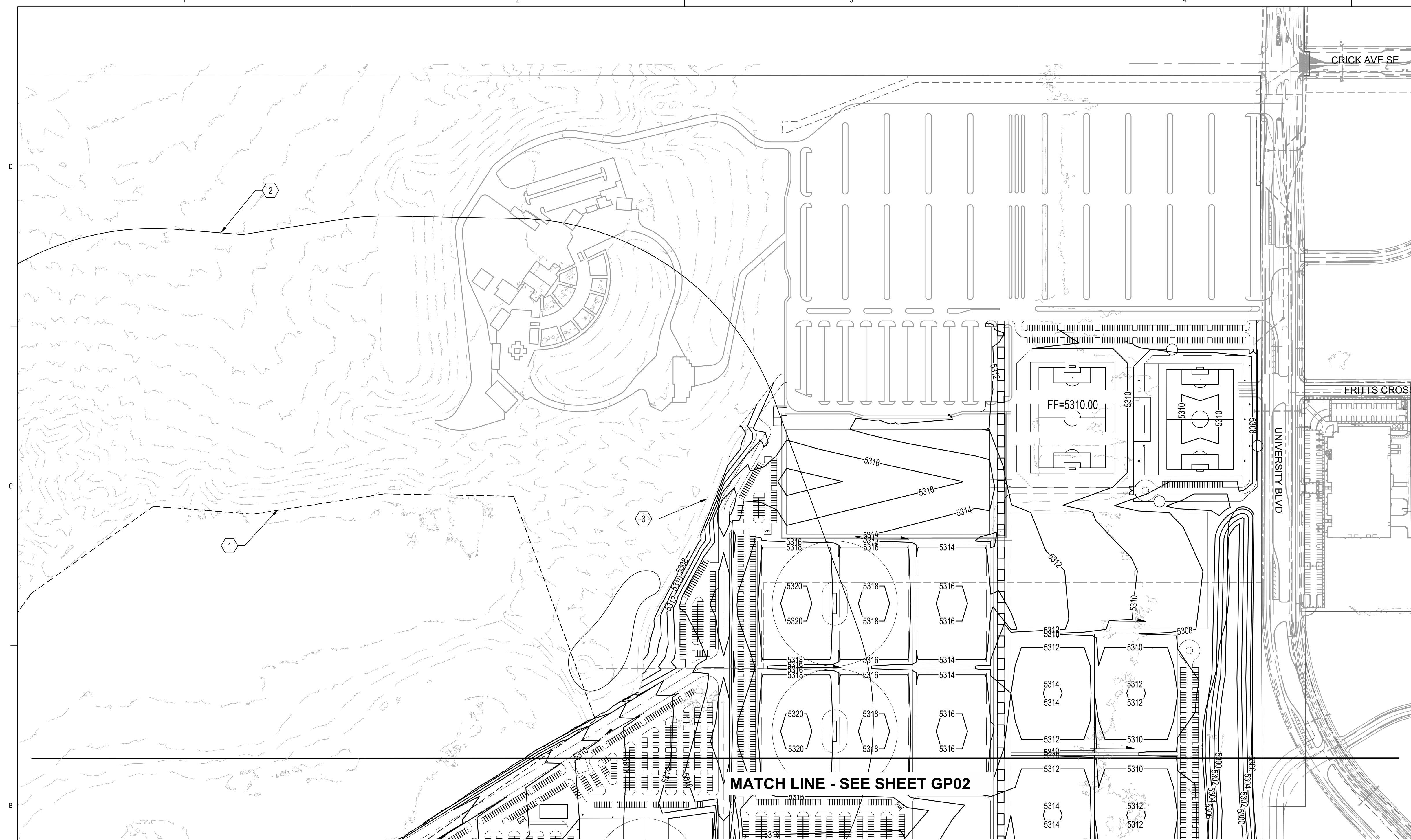
LEGEND

- PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- LIMITS OF GRADING
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CURB & GUTTER
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP



TYPICAL TURF SOCCER FIELD GRADING

MATCH LINE - SEE SHEET GP02



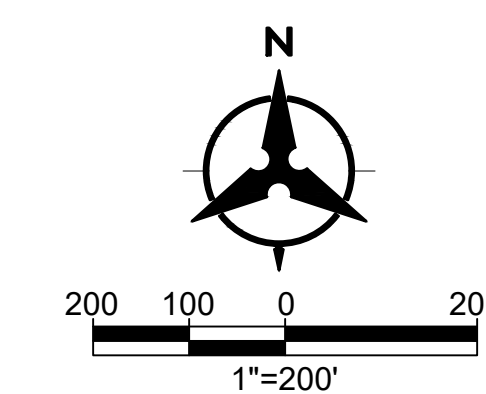
MATCH LINE - SEE SHEET GP01

**GRADING AND DRAINAGE
KEYED NOTES**

1. APPROXIMATE LIMITS OF LANDFILL.
2. APPROXIMATE LIMITS OF 1000' LANDFILL BUFFER.
3. EXISTING ROAD TO REMAIN.

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING FOOTPRINT
	LIMITS OF GRADING
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING GROUND SPOT ELEVATION
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CURB & GUTTER
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	PROPOSED STORM DRAIN INLETS
	PROPOSED STORM DRAIN CAP



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SABATINI**

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PROJECT

**BERNALILLO COUNTY
REGIONAL SPORTS COMPLEX**
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DRAWN BY **RM**

REVIEWED BY **AP**

DATE 10/30/19

PROJECT NO. 17-0090.001

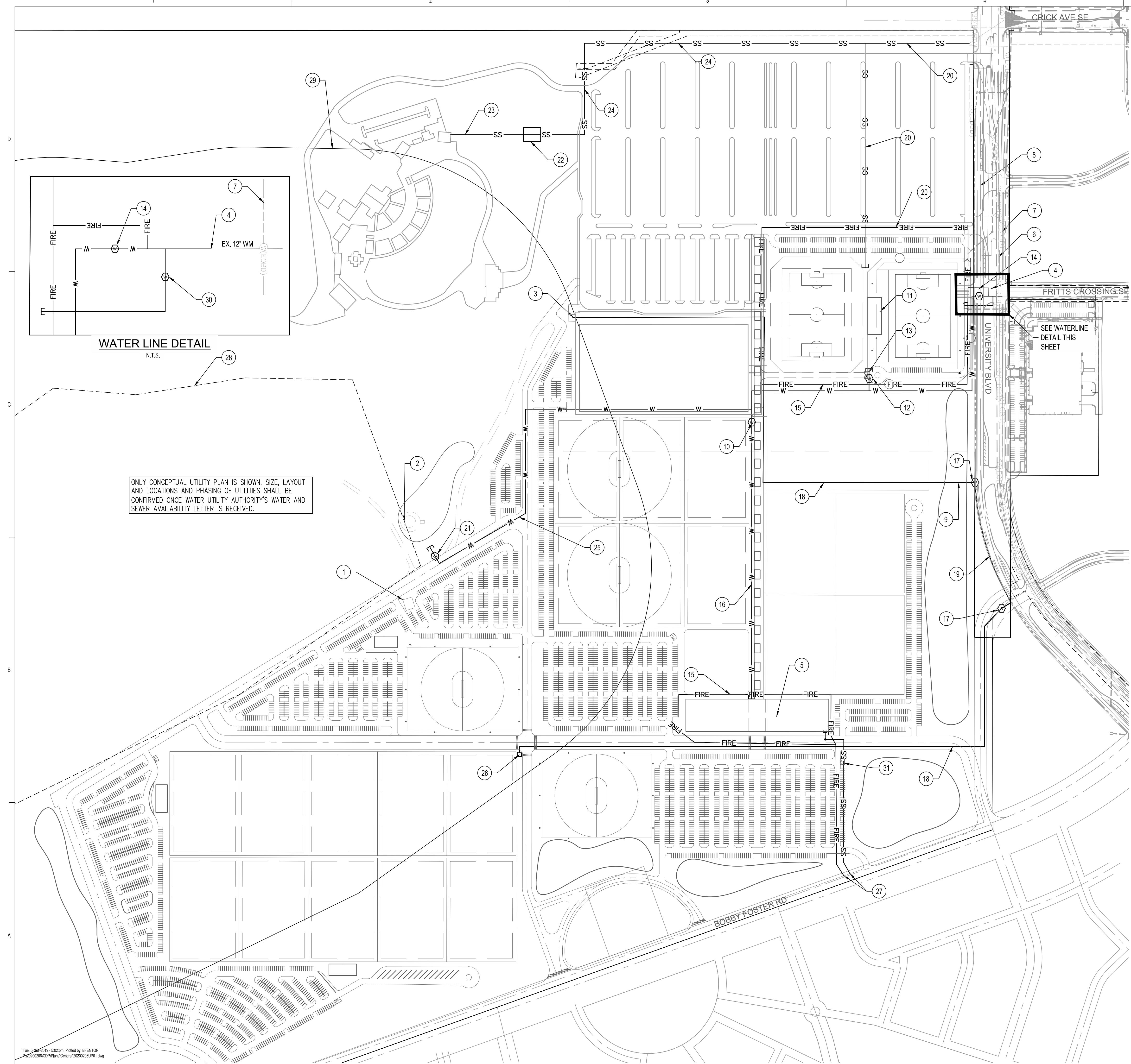
DRAWING NAME

**GRADING PLAN -
SOUTH**

SHEET NO.

GP02

OF



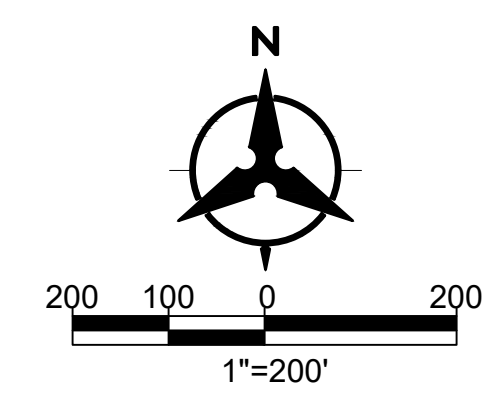
ONLY CONCEPTUAL UTILITY PLAN IS SHOWN. SIZE, LAYOUT AND LOCATIONS AND PHASING OF UTILITIES SHALL BE CONFIRMED ONCE WATER UTILITY AUTHORITY'S WATER AND SEWER AVAILABILITY LETTER IS RECEIVED.

UTILITY KEYED NOTES

1. EXISTING WELL.
2. EXISTING STORAGE TANK AND BOOSTER PUMP STATION.
3. EXISTING IRRIGATION CONTROLLER STRUCTURE. SEE IRRIGATION PLANS FOR MORE INFORMATION.
4. CONNECT TO EXISTING 12" WATER LINE STUB (DISTRIBUTION LINE).
5. PROPOSED LIFESTYLE CENTER. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION.
6. EXISTING 24" SANITARY SEWER LINE.
7. EXISTING 24" WATER LINE (SUPPLY LINE).
8. EXISTING 16" RE-USE LINE (SUPPLY LINE).
9. CONNECT TO EXISTING 16" RE-USE LINE STUB.
10. PRIVATE 2" SUB-METER FOR LIFESTYLE CENTER.
11. PROPOSED CLUBHOUSE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
12. PRIVATE 4" SUB-METER FOR CLUB HOUSE, OUTDOOR PRACTICE FIELD AND INDOOR PRACTICE FACILITY.
13. 4" DOMESTIC WATER LINE FOR CLUB HOUSE, OUTDOOR PRACTICE FIELD AND INDOOR PRACTICE FACILITY.
14. PUBLIC WATER METER. SIZE TO BE DETERMINED AS PART OF WATER AND SEWER AVAILABILITY LETTER.
15. 6" FIRE LINE LOOP.
16. 2" DOMESTIC WATERLINE FOR LIFESTYLE CENTER.
17. PUBLIC METER FOR RE-USE LINE. SIZE TO BE DETERMINED AS PART OF WATER AND SEWER AVAILABILITY LETTER.
18. RE-USE LINE (PRIVATE DISTRIBUTION LINE). SIZE TO BE DETERMINED AS PART OF WATER AND SEWER AVAILABILITY LETTER.
19. EXTENSION OF PUBLIC 16" RE-USE LINE.
20. PRIVATE GRAVITY SANITARY SEWER SERVICE. SIZE, LOCATION, AND DESIGN DETAILS TO BE COMPLETED BY OTHERS.
21. PRIVATE 6" SUB-METER FOR ISLETA AMPHITHEATER.
22. SANITARY SEWER PUMP. SIZE, LOCATION, AND DESIGN DETAILS TO BE COMPLETED BY OTHERS.
23. GRAVITY SANITARY SEWER. SIZE, LOCATION, AND DESIGN DETAILS TO BE COMPLETED BY OTHERS.
24. SANITARY SEWER FORCE MAIN. SIZE, LOCATION, AND DESIGN DETAILS TO BE COMPLETED BY OTHERS.
25. 6" WATER LINE (DOMESTIC SERVICE) FOR ISLETA AMPHITHEATER. SIZE, LOCATION, AND DESIGN DETAILS TO BE COMPLETED BY OTHERS.
26. PROPOSED IRRIGATION CONTROLLER STRUCTURE. SEE IRRIGATION PLANS FOR MORE INFORMATION.
27. CONNECT TO FUTURE PUBLIC UTILITY INFRASTRUCTURE. FUTURE PUBLIC UTILITIES TO BE INSTALLED PER AGREEMENT LETTER BETWEEN WATER UTILITY AUTHORITY AND BERNALILLO COUNTY.
28. APPROXIMATE LIMITS OF LANDFILL.
29. APPROXIMATE LIMITS OF 1000' LANDFILL BUFFER.
30. PUBLIC IRRIGATION METER, SEE IRRIGATION PLANS FOR MORE INFORMATION.
31. PROPOSED SANITARY SEWER SIZE TO BE DETERMINED AS PART OF WATER AND SEWER AVAILABILITY.

LEGEND

	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING REUSE LINE
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED REUSE LINE
	PROPOSED IRRIGATION LINE
	PROPOSED METER/SUBMETER



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

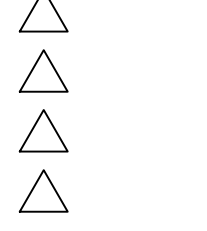
ARCHITECT

ENGINEER

PROJECT

BERNALILLO COUNTY
REGIONAL SPORTS COMPLEX
5601 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

REVISIONS



DRAWN BY	RM
REVIEWED BY	AP
DATE	10/30/19
PROJECT NO.	17-0090.001
DRAWING NAME	

**CONCEPTUAL
UTILITY PLAN**

SHEET NO.

UP01

OF