

NAME: P:\246\01_Ashland Bridge and 86th\3_DWG\4_ Exhibit\TCL Exhibit Site Plan\Site Triangle.dwg Plotted: Jan 28, 2025 1:16pm

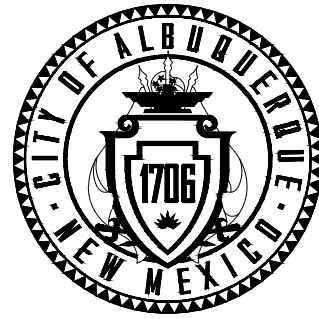
GENERAL NOTE:

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 2/7/2025

Signed Date



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

CLEAR SIGHT TRIANGLE

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

L-9-Z & K-09-Z

CITY PROJECT NO.

####

SHEET NO.

C-101

SEAL



BENCH MARKS

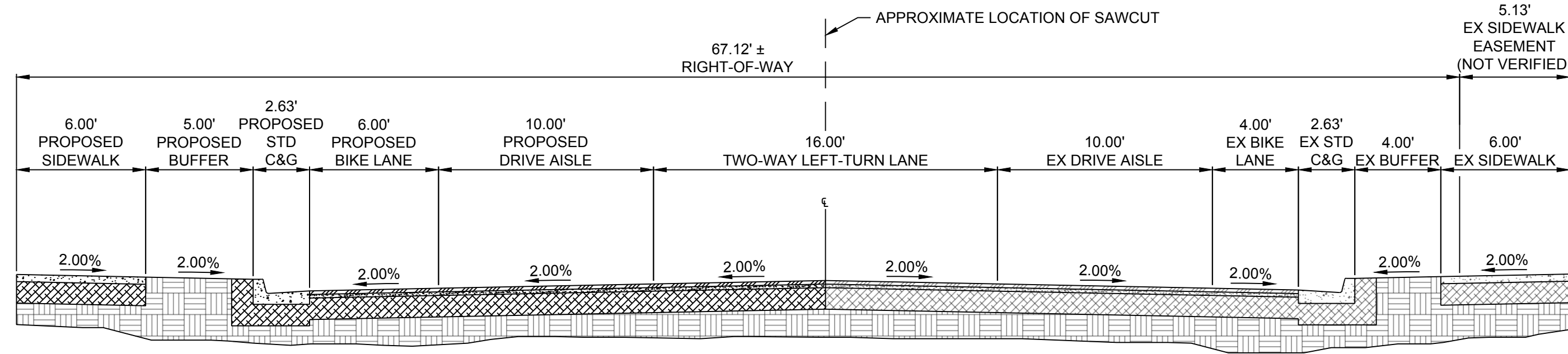
ACS MONUMENT "13 L14" HAVING ELEVATION OF 4970.901' (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0.0)

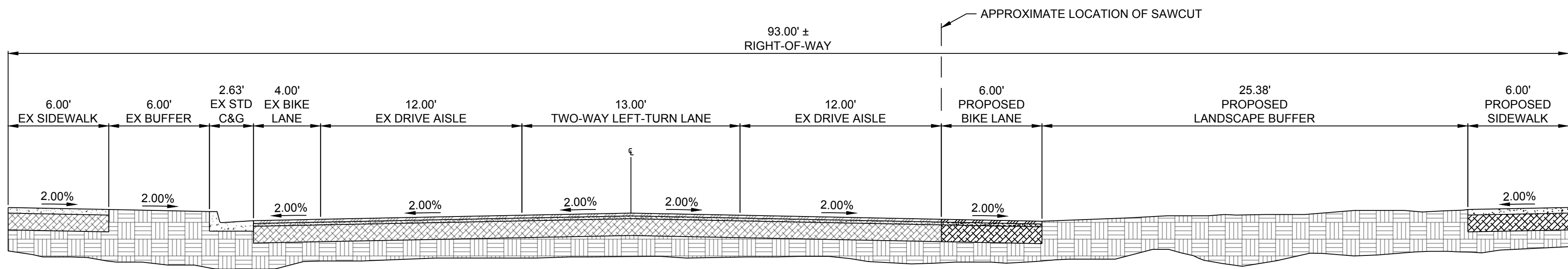
CONSULTANTS

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NAME: P:\246\01_Ashland Bridge and 86th\3_DWG\4_ Exhibit\TCL Exhibit Site Plan\C-501 Details 2.dwg Plotted: Jan 28, 2025 1:16pm



1 PROPOSED TYPICAL SECTION - 86th STREET SW
C-100 SCALE 1:5



2 PROPOSED TYPICAL SECTION - BRIDGE BLVD SW
C-100 SCALE 1:5

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 2/7/2025
Signed Date

CONSULTANTS

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

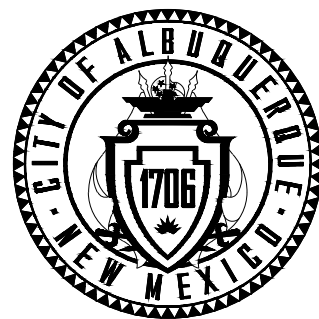
BENCH MARKS
ACS MONUMENT "13 L14" HAVING ELEVATION OF 4970.901 (BENCHMARK - NAVD 88)
COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0,0)



SEAL

NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: CDS
DRAWN BY: CDS
CHECKED BY: CDS
DATE 11/08/2024



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DETAILS 2

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

L-9-Z & K-09-Z

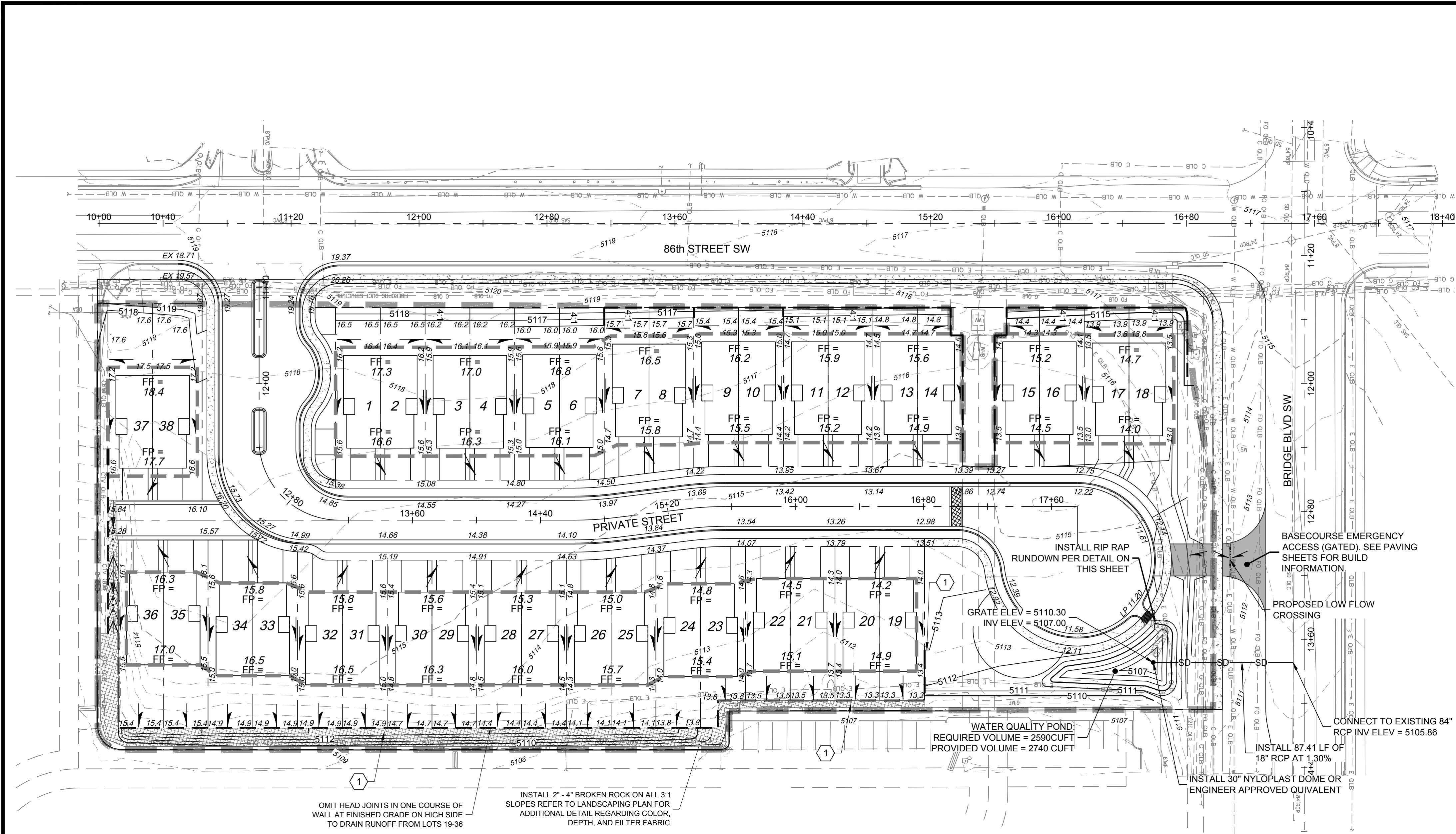
CITY PROJECT NO.

####

SHEET NO.

C-501

NAME: P:\246\01 Ashland Bridge and 88th St. DWG3.3. DWG3.3. Sheets\6 Grading Plan.dwg Plotted: Jan 28, 2025 1:17pm



- LEGEND**
- DIRECTION OF FLOW
 - PROPOSED SPOT ELEVATION
 - TOP OF CURB OR FINISHED GROUND ELEVATION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - RIGHT OF WAY (ROW)
 - PROPERTY LINE
 - ROADWAY CENTERLINE
 - LIMITS OF GRADING
 - RETAINING WALL
 - RETAINING WALL POINT
 - LIMITS OF OVER EXCAVATION
 - SWALE

ABBREVIATIONS:

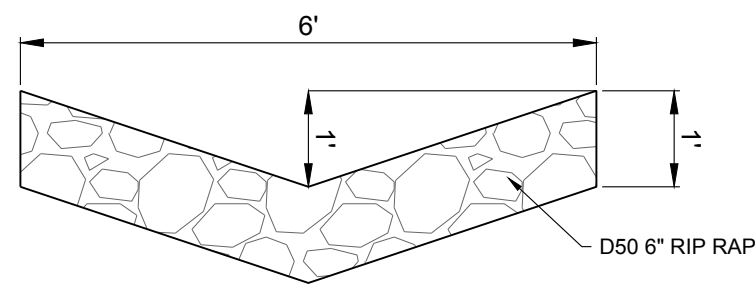
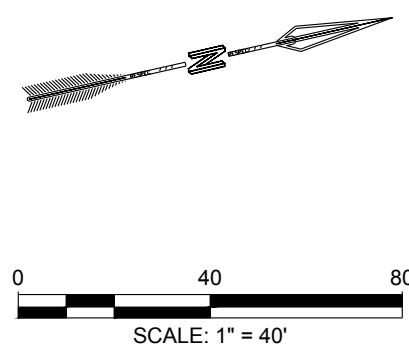
- EG - EXISTING GROUND
- FP - FINISH PAD
- TYP - TYPICAL
- FF - FINISH FLOOR
- LP - LOW POINT

KEYED NOTES

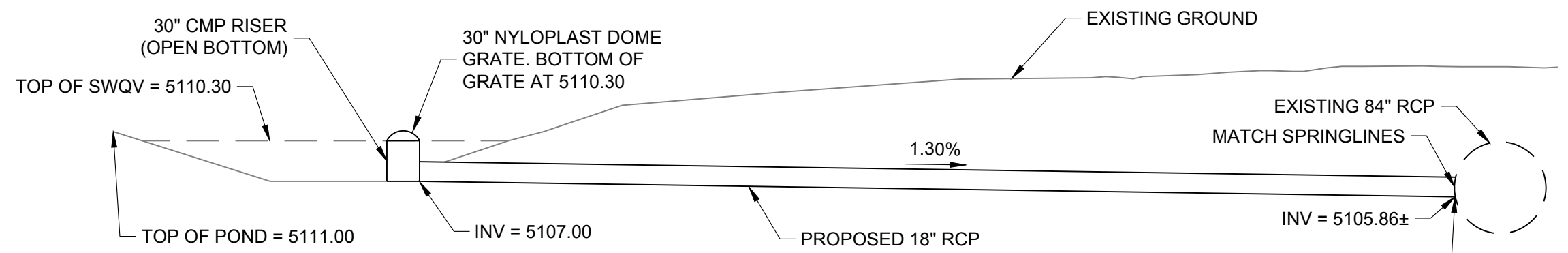
- EXTENT OF BROKEN ROCK
- EXTENTS OF BASE COURSE
- 3' BUFFER TYPICAL.

GRADING NOTES

- ALL SPOT ELEVATIONS SHOWN IN ROADWAY ON GRADING PLAN SHEETS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL CONSTRUCT ROADWAYS PER PLAN AND PROFILE SHEETS.
- SEE GRADING PLAN DETAILS FOR RETAINING WALL ELEVATION TABLES.
- RETAINING WALLS LESS THAN 2 FEET ARE NOT SHOWN.
- THE FINISH FLOOR (FF) ELEVATION ASSUMES AN 8" THICK SLAB. IF THIS IS NOT THE CASE, ADJUST THE FF ELEVATION RELATIVE TO THE FINISH PAD (FP) ELEVATION ACCORDINGLY.

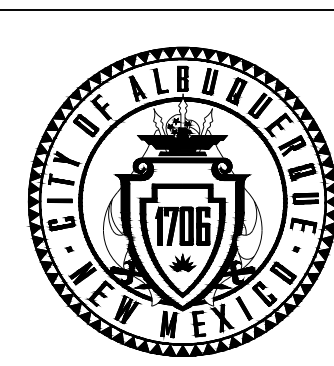
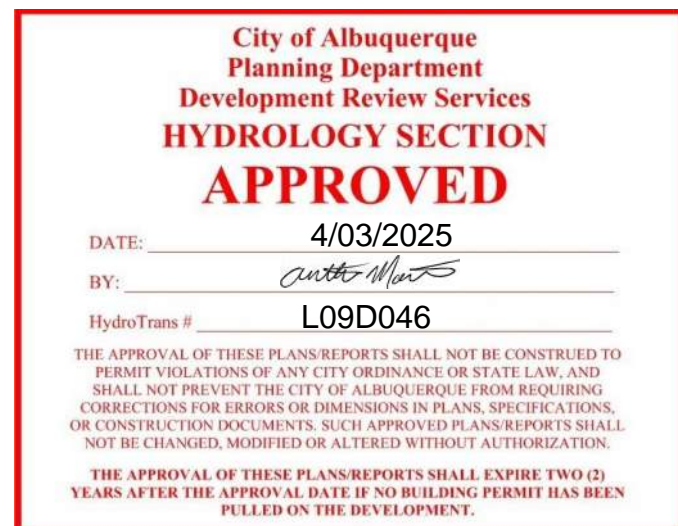


RIP RAP RUNDOWN DETAIL
Scale: NTS



STORM DRAIN SECTION VIEW

Scale: NTS



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. L-9-Z & K-09-Z
		CITY PROJECT NO. ####
		SHEET NO. 6

CONSULTANTS

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

BENCH MARKS
ACS MONUMENT "13 L14" HAVING ELEVATION OF 4970.901 (BENCHMARK - NAVD 88)

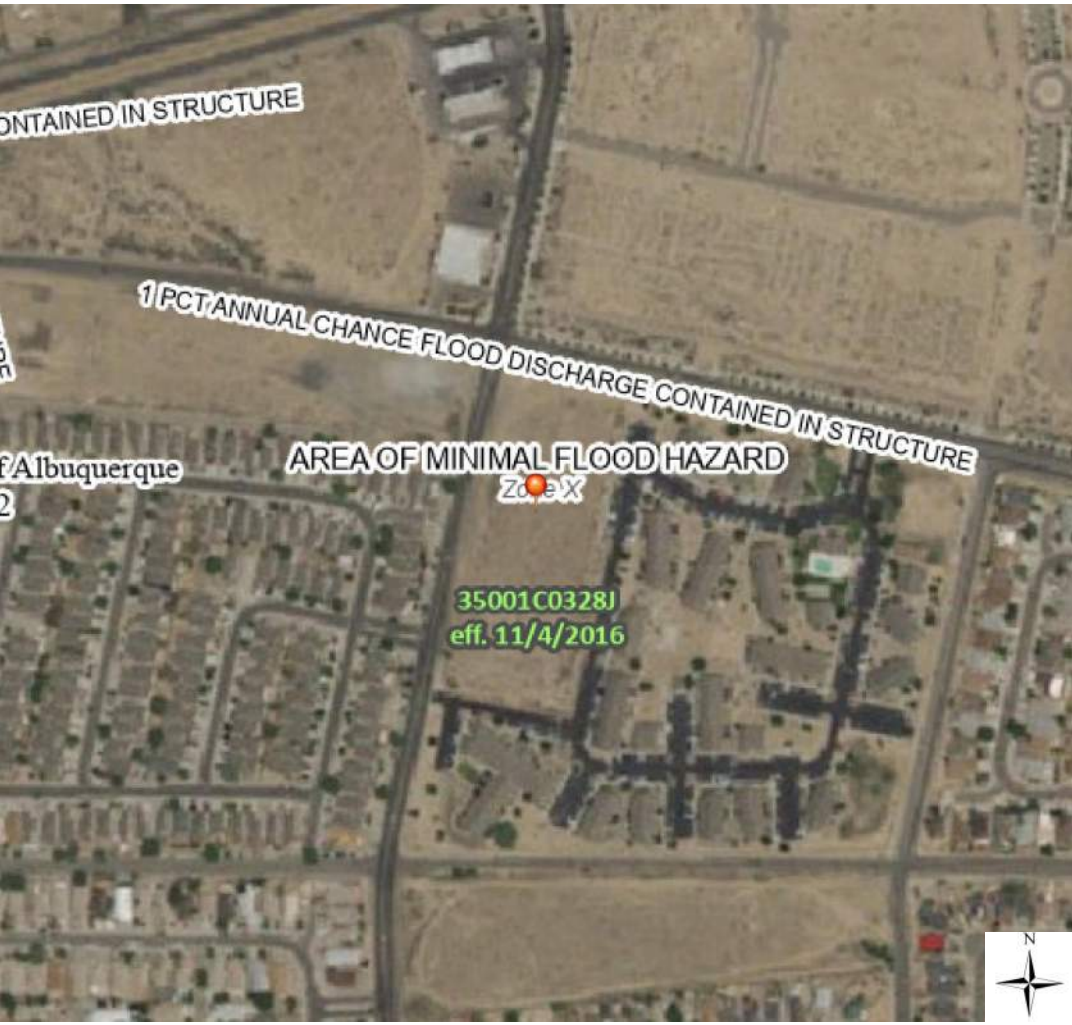
COORDINATES SHOWN REFERENCE MODIFIED
NEW MEXICO STATE PLANE COORDINATES (NAD
83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH
AN ORIGIN OF (0.0)



SEAL	NO.	DATE	DESCRIPTION	BY
			CONTRACTOR:	
			AS-BUILT INFORMATION	
			WORK STAKED BY:	
			INSPECTOR'S ACCEPTANCE BY:	
			FIELD VERIFICATION BY:	
			DRAWINGS CORRECTED BY:	

DESIGNED BY: CDS
DRAWN BY: CDS
CHECKED BY: CDS
DATE: 11/08/2024

PROPOSED & EXISTING DRAINAGE EXHIBIT
January 28, 2025



FEMA FIRM
MAP NUMBER 35001C0328J

BACKGROUND

THE DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF 86TH STREET SW AND BRIDGE BOULEVARD SW AND CONTAINS 4.5 ACRES. THE SITE WILL BE SUBDIVIDED INTO 38 LOTS.

THE SITE IS GOVERNED BY THE 2013 AMOLE-HUBBELL DRAINAGE MASTER PLAN.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

UNDER THE EXISTING CONDITIONS, THE MAJORITY OF THE SITE (EX 2) SLOPES FROM SOUTHWEST TO NORTHEAST. A SMALL PORTION OF THE SITE (EX 1) SLOPES TO THE SOUTH. STORMWATER RUNOFF FROM THE SITE IS CONVEYED VIA SURFACE FLOW ACROSS THE LOT AND FREELY DISCHARGES INTO THE PARKING LOT OF THE ADJACENT PROPERTY TO THE EAST. RUNOFF FROM THE EXISTING BASINS EACH ARE DIRECTED TO DIFFERENT PONDS WITHIN THE ADJACENT PROPERTY. HOWEVER, THE RUNOFF FROM BOTH EXISTING SUBBASINS IS ULTIMATELY CONVEYED ALONG WITH RUNOFF FROM THE ADJACENT PROPERTY INTO THE DRAINAGE CHANNEL AT THE SOUTHEAST CORNER OF UNSER BLVD AND BRIDGE BLVD.

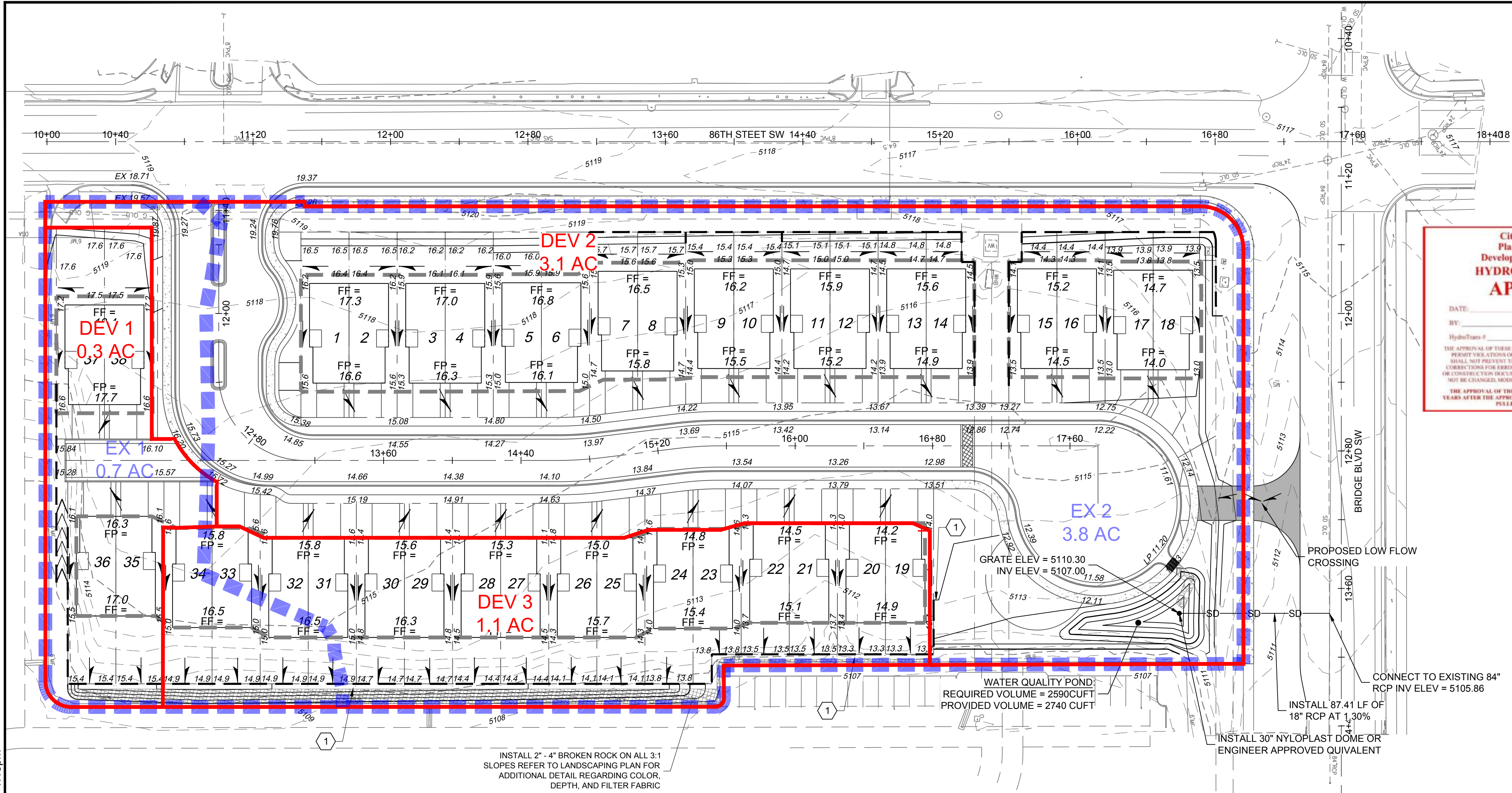
DEVELOPED CONDITIONS

SUBBASIN DEV2 CONTAINS 3.1 ACRES AND DRAINS VIA ROADWAY GUTTER FLOW TO A WATER QUALITY RETENTION POND BY THE CUL-DE-SAC. THE POND DISCHARGES VOLUME IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME INTO AN EXISTING 84" RCP LOCATED IN BRIDGE BOULEVARD AT A RATE OF 11.2 CFS (3.61 CFS/AC) WHICH IS LESS THEN THE ALLOWABLE DISCHARGE RATE OF 12.5 CFS (4.0 CFS/AC) ACCORDING TO THE 2013 DRAINAGE MASTER PLAN BY AMOLE-HUBBELL.

SUBBASINS DEV1 AND DEV 3 CONTAIN A COMBINED TOTAL OF 1.4 ACRES AND DRAIN TO THE ADJACENT PROPERTY TO THE EAST VIA SHEET FLOW AT A RATE OF 4.7 CFS (3.4 CFS/AC) WHICH IS LESS THE ALLOWABLE DISCHARGE RATE OF 5.6 CFS (4.0 CFS/AC) ACCORDING TO THE 2013 AMOLE-HUBBELL DRAINAGE MASTER PLAN.

SUBBASINS DEV 1 AND DEV 3 DISCHARGE LESS RUNOFF TO THE AJACENT PROPERTY THAN IN THE EXISTING CONDITION (SUBBASINS EX1 AND EX2, RESPECTIVELY). SUBBASINS DEV1 AND DEV3 MEET THEIR WATER QUALITY REQUIREMENTS VIA FEE IN LIEU.

CALCULATIONS OF WATER QUALITY VOLUME AND THE FEE IN LIEU AMOUNT ARE SHOWN IN THE TABLES ON THIS SHEET.



INPUT: HISTORIC CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX1	0.7	0.0	0.7	0.0	0.0	0%	100%	0%	0%
EX2	3.8	0.0	3.8	0.0	0.0	0%	100%	0%	0%

PROPOSED LAND TREATMENT CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
DEV1	0.3	0.0	0.1	0.1	0.1	0%	27%	27%	46%
DEV2	3.1	0.0	0.7	0.7	1.7	0%	22%	22%	55%
DEV3	1.1	0.0	0.3	0.3	0.5	0%	26%	26%	48%

HISTORIC CONDITIONS

Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
EX1	0.7	1.6	2.2
EX2	3.8	8.1	2.2

PROPOSED CONDITIONS

Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
DEV1	0.3	1.0	3.3
DEV2	3.1	10.5	3.4
DEV3	1.1	3.7	3.3
TOTAL	4.5	15.1	3.4

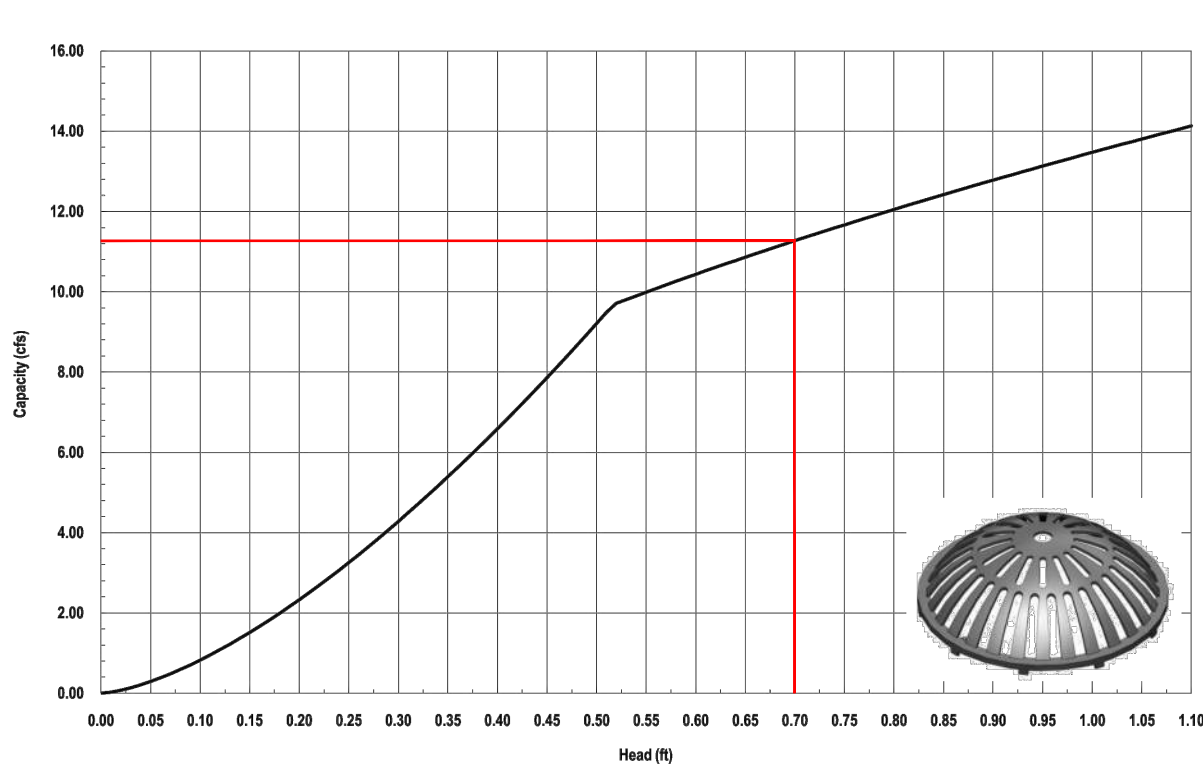
STORM WATER QUALITY VOLUME (SWQV)

Subbasin	Impervious A (ac)	WQ Depth (in)	Fee in Lieu of SWQV (cuft)	Fee in Lieu of Ponding (\$)	Ponded SWQV (cuft)	Provided SWQV (cuft)
DEV1	0.1	0.42	214	8	1716	0
DEV2	1.7	0.42	2589	8	0	2736
DEV3	0.5	0.42	814	8	6508	0

Pond

Pond Elev	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)	Cum. (Ac. Ft.)
5107.0	165	0	0	0.000
5108.0	464	315	315	0.007
5109.0	949	707	1021	0.023
5110.0	1516	1233	2254	0.052
5110.3	1698	482	2736	0.063
5111.0	2159	1350	4086	0.094

Nyloplast 30" Dome Grate Inlet Capacity Chart

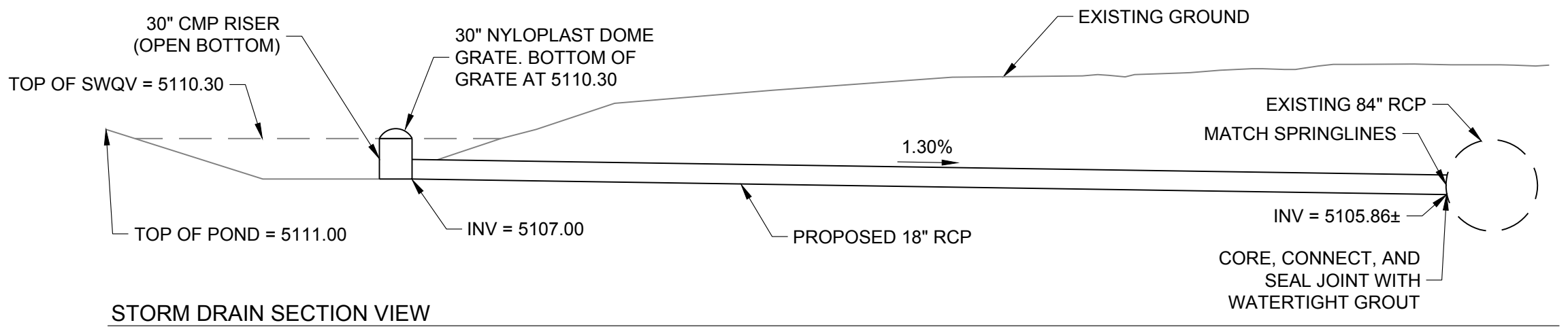


LEGEND

- PROPOSED BASIN
- EXISTING BASIN

KEYED NOTES

- EXTENT OF BROKEN ROCK
- EXTENTS OF BASE COURSE



0 40 80
SCALE: 1" = 40'



CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

SHEET FOR INFORMATION

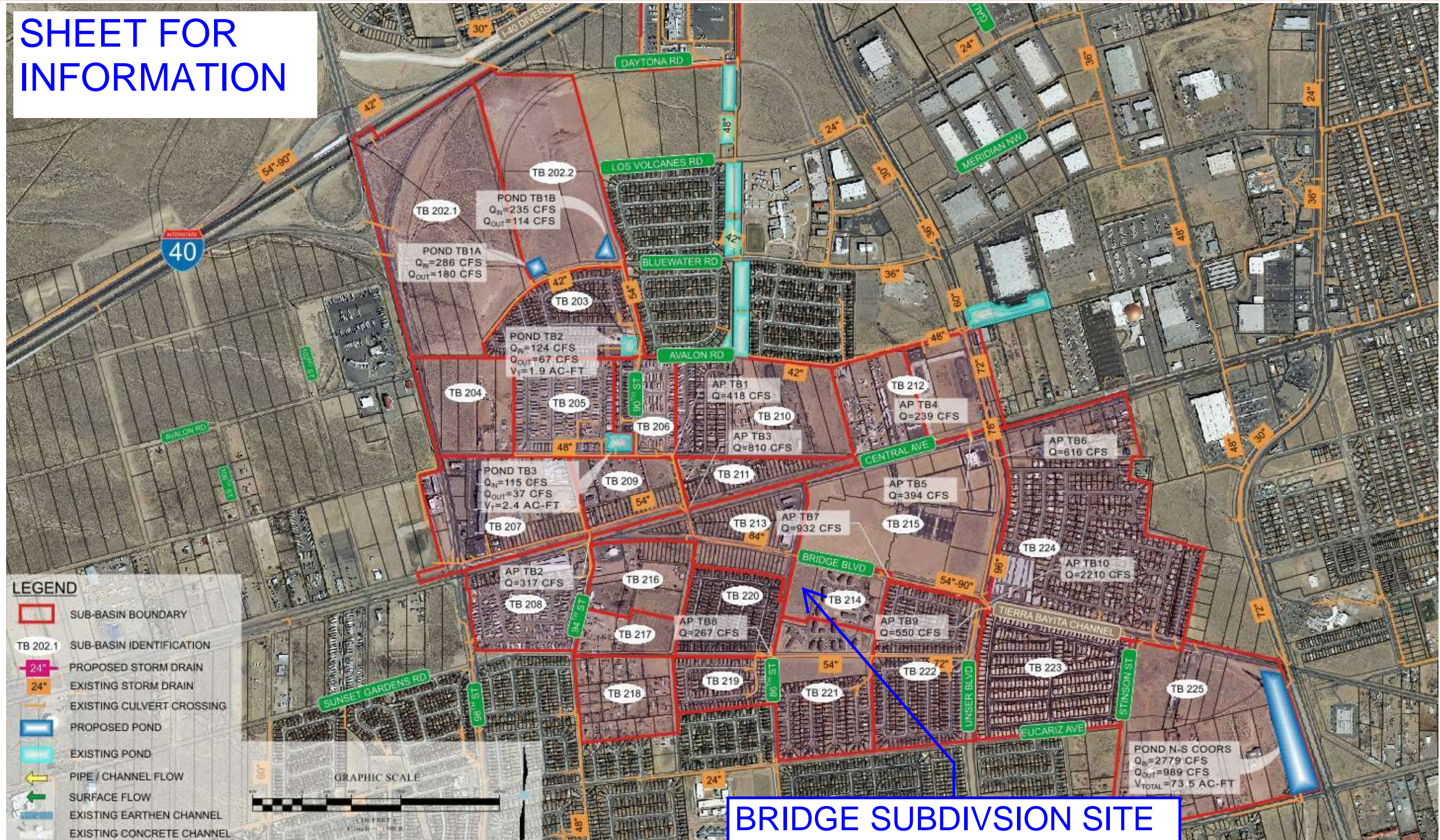


Figure 3-13: Tierra Bayita Area - Proposed Basin Map



GATED
SECONDARY
EMERGENCY
ACCESS WITH
KNOX BOX

Existing Fire Hydrant

BRIDGE BLVD SW

86th STREET SW

FIRE ONE NOTES:

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
2. SQUARE FOOTAGE OF EACH PROPOSED DUPLEX = 2590 SF
3. BUILDINGS ARE TYPE V-B.
4. THE PROPOSED BUILDINGS SHALL NOT BE SPRINKLED.
5. THE PROPOSED ROAD SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
8. ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS
9. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.

Proposed Duplex, typical.
19 total duplex's (38 total lots).

SUBDIVISION
GATE WITH
KNOX BOX

Existing Fire Hydrant



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

FIRE 1 PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. L-9-Z & K-09- CITY PROJECT NO. 246101 SHEET NO. C-102
-------------------------	------------------------	------------------------------------------------------------------------------------------

CONSULTANTS

BENCH MARKS

ACS MONUMENT "13_L14" HAVING ELEVATION OF 4970.901' (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED
NEW MEXICO STATE PLANE COORDINATES (NAD
83-33-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH
AN ORIGIN OF (0,0)

Al

30% NOT FOR CONSTRUCTION

DESIGNED BY: CDS

DRAWN BY: CDS

CHECKED BY: CDS

DATE	11/08/2024
------	------------

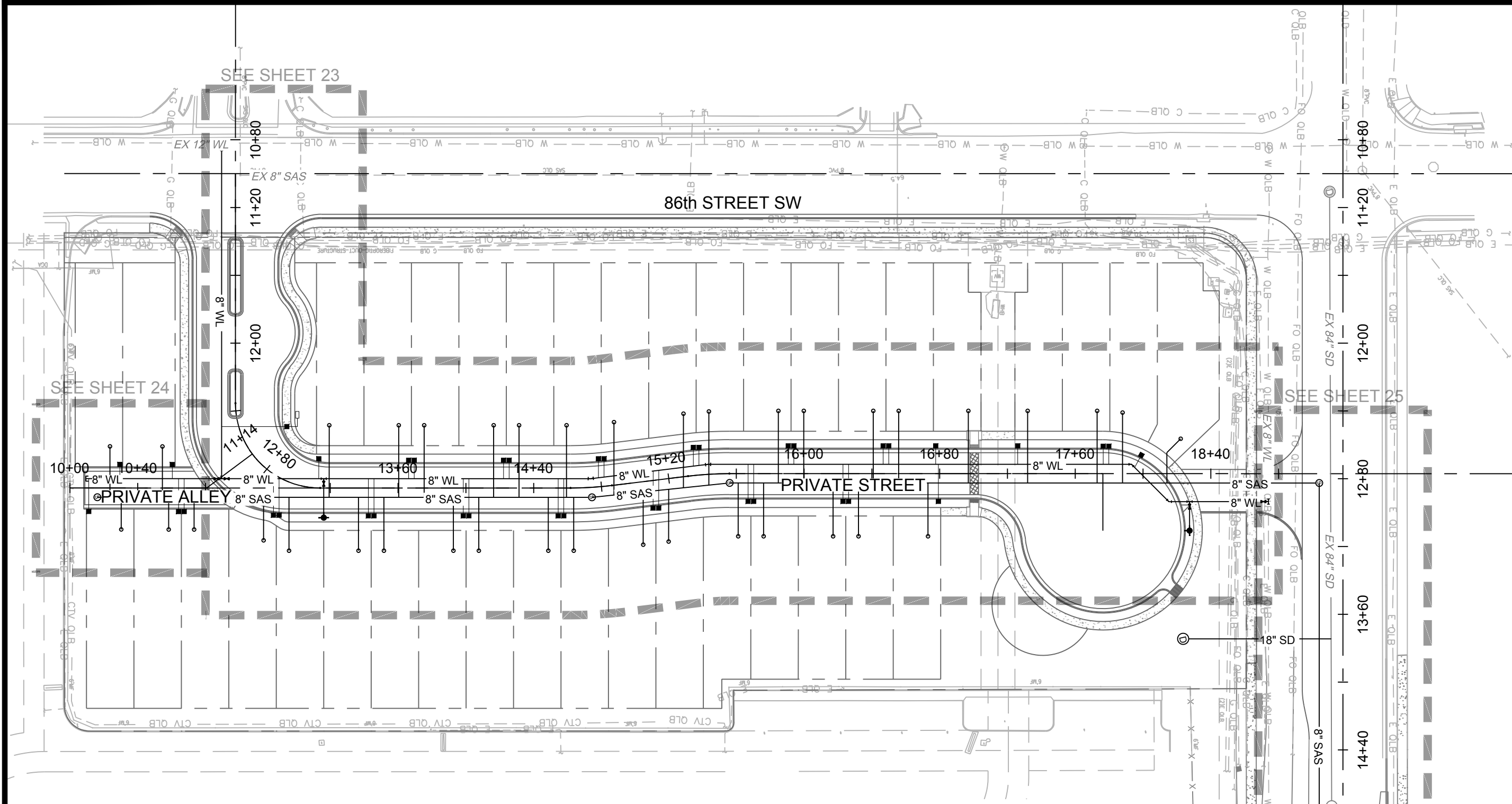
ALBUQUERQUE
MUNICIPAL DEVELOPMENT
PLANNING DIVISION

ZONE MAP NO. _____

CITY PROJECT NO. 246101

SHEET NO. C-102

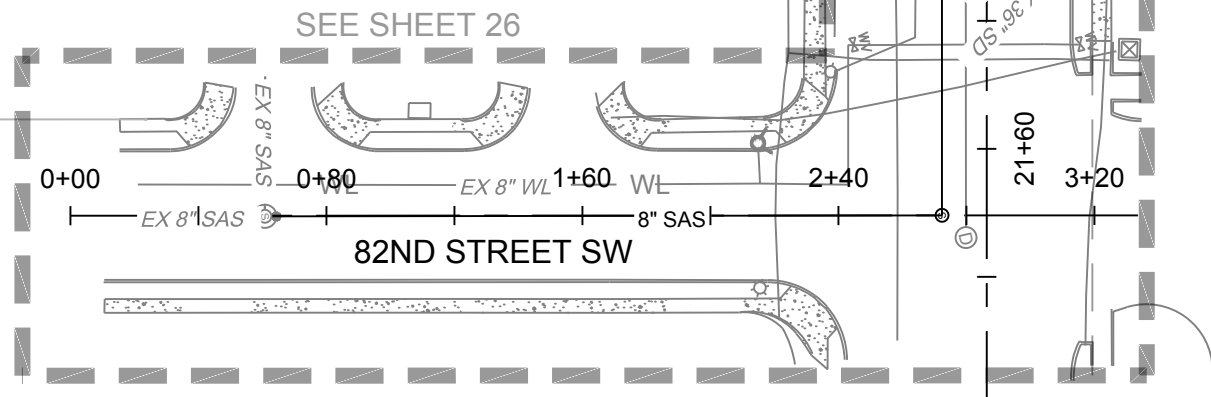
NAME: P:\246\01_Ashland Bridge and 88th\3_DWG\3_Sheets\22 Overall Utility Plan.dwg Plotted: May 20, 2025 4:33pm



Sanitary Sewer Service Table				
Lot #	Station	Offset	Length	Invert
1	STA 13+19.36	37.00' L	42.51'	5110.16'
2	STA 13+60.36	37.00' L	42.52'	5109.95'
3	STA 13+75.36	37.00' L	42.52'	5109.88'
4	STA 14+16.36	37.00' L	42.52'	5109.67'
5	STA 14+31.36	37.00' L	42.52'	5109.60'
6	STA 14+59.36	37.00' L	42.52'	5109.46'
7	STA 14+91.96	36.91' L	42.99'	5109.30'
8	STA 15+32.99	36.92' L	43.72'	5109.09'
9	STA 15+45.70	36.98' L	43.45'	5109.03'
10	STA 15+84.81	37.00' L	42.49'	5108.83'
11	STA 15+99.81	37.00' L	42.49'	5108.76'
12	STA 16+40.81	37.00' L	42.49'	5108.55'
13	STA 16+55.81	37.00' L	42.49'	5108.48'
14	STA 16+96.92	37.00' L	42.49'	5108.03'
15	STA 17+31.92	37.00' L	42.49'	5107.79'
16	STA 17+72.92	37.00' L	42.50'	5107.33'
17	STA 17+87.92	36.04' L	41.54'	5107.17'
18	STA 18+22.21	20.59' L	29.46'	5107.17'
19	STA 16+73.10	37.00' R	31.51'	5108.39'
20	STA 16+32.10	37.00' R	31.51'	5108.60'
21	STA 16+17.10	37.00' R	31.51'	5108.67'
22	STA 15+76.10	37.00' R	31.51'	5108.88'
23	STA 15+61.10	37.00' R	31.51'	5108.95'
24	STA 15+15.42	36.91' R	30.82'	5109.18'
25	STA 15+00.31	36.91' R	31.08'	5109.25'
26	STA 14+63.35	37.01' R	31.48'	5109.44'
27	STA 14+48.64	37.00' R	31.48'	5109.51'
28	STA 14+07.64	37.00' R	31.48'	5109.72'
29	STA 13+92.64	37.00' R	31.48'	5109.79'
30	STA 13+51.64	37.00' R	31.49'	5110.00'
31	STA 13+36.64	37.00' R	31.49'	5110.07'
32	STA 13+03.62	38.92' R	31.48'	5110.27'
33	STA 12+94.47	37.54' R	25.49'	5110.38'
34	STA 10+73.26	24.50' R	18.99'	5110.93'
35	STA 10+58.26	24.50' R	19.00'	5110.86'
36	STA 10+30.26	24.50' R	19.00'	5110.72'
37	STA 10+23.63	24.50' L	30.00'	5110.69'
38	STA 10+54.54	24.50' L	30.00'	5110.84'

Water Meter Table			
Lot #	Station	Offset	Meter Type
TRACT	STA 12+67.05	23.89' L	SGL
1	STA 13+14.86	15.89' L	SGL
2-3	STA 13+67.86	15.00' L	DBL
4-5	STA 14+23.86	15.00' L	DBL
6-7	STA 14+81.35	15.00' L	DBL
8-9	STA 15+37.66	15.00' L	DBL
10-11	STA 15+92.31	15.00' L	DBL
12-13	STA 16+48.31	15.00' L	DBL
14	STA 16+76.01	15.00' L	SGL
15	STA 17+24.42	15.00' L	SGL
16-17	STA 17+78.13	14.83' L	DBL
18	STA 17+96.88	15.00' L	SGL
19	STA 16+80.90	15.00' R	SGL
20-21	STA 16+24.60	15.00' R	DBL
22-23	STA 15+68.60	15.00' R	DBL
24-25	STA 15+10.55	15.00' R	DBL
26-27	STA 14+56.14	15.00' R	DBL
28-29	STA 14+00.14	15.00' R	DBL
30-31	STA 13+44.14	15.00' R	DBL
32-33	STA 12+95.00	19.68' R	DBL
34-35	STA 10+65.76	12.50' R	DBL
36	STA 10+12.76	12.50' R	SGL
37	STA 10+31.13	12.50' L	SGL
38	STA 10+62.04	12.50' L	SGL

Water Meter Table - Irrigation Meters		
Station	Offset	Meter Type
STA 10+62.04	12.50' L	1" METER



UTILITY GENERAL NOTES:

- COORDINATION WITH THE WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- PRIVATE SAS SERVICE LINES SHALL BE PVC DWV OR ANOTHER MATERIAL APPROVED BY THE NEW MEXICO PLUMBING CODE.
- ALL PUBLIC WATERLINES SHALL BE PVC C900 DR18 UNLESS OTHERWISE NOTED.
- ALL PUBLIC SEWER LINES SHALL BE PVC DR 35 UNLESS OTHERWISE NOTED.
- WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNES RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE BELOW. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)
SAFETY FACTOR 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 8" DIAMETER PIPE 3 FT
12" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:
4" THROUGH 8" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH
8 FT TO TOP OF LOWER BRANCH
12" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

WATER SHUTOFF NOTES:

- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
- APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

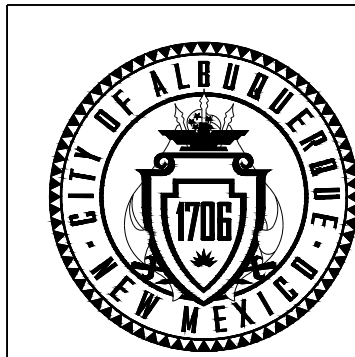
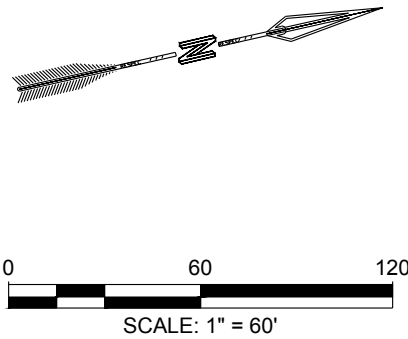
TEST PRESSURE @ 150 PSI
LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

HORIZONTAL BENDS						FIRE HYDRANT TEE	
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	DEAD END OR VALVE	STD. 6-INCH BRANCH LINE	
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED	
6"	25'	11'	5'	3'	55'		
8"	33'	14'	7'	4'	72'		
10"	39'	16'	8'	4'	87'		
12"	45'	19'	9'	5'	102'		

VERTICAL DOWNBEND						
PIPE SIZE	45°		22 1/2°		11 1/4°	
	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

TEES	LENGTH ALONG RUN (L)											
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'		
6x6x4	29	18	7	1	1	1	1	1	1	1		
6x6x6	48	41	33	26	18	11	4	1	1	1		
8x8x4	25	11	1	1	1	1	1	1	1	1		
8x8x6	46	36	26	16	6	1	1	1	1	1		
8x8x8	65	57	50	43	35	28	20	13	5	1		
10x10x4	21	3	1	1	1	1	1	1	1	1		
10x10x6	43	30	18	5	1	1	1	1	1	1		
10x10x8	63	53	44	34	25	15	6	1	1	1		
10x10x10	79	72	64	56	49	41	34	26	18	11		
12x12x4	17	1	1	1	1	1	1	1	1	1		
12x12x6	40	25	10	1	1	1	1	1	1	1		
12x12x8	61	49	38	26	15	3	1	1	1	1		
12x12x10	78	68	59	50	41	32	22	13	4	1		
12x12x12	95	87	79	72	64	56	49	41	33	26		
RESTRAINED LENGTH ALONG BRANCH (LB)												

REDUCERS	L SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50
RESTRAINED LENGTH ON LARGE SIDE ONLY	



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

L-9-Z & K-09-Z

CITY PROJECT NO.

####

SHEET NO.

22

CONSULTANTS

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

BENCH MARKS
A SCRIBED "+\" IN CONCRETE CURB NEAR THE WESTERN END OF THE PROJECT SITE, APPROXIMATELY 12 FEET WEST OF THE EDGE OF ASPHALT OF 88TH STREET SW AND 17 FEET NORTH OF THE EDGE OF ASPHALT OF AN UNNAMED ONE WAY ROAD.
MODIFIED GROUND COORDINATES:
NORTHING = 1,482,056.72 FEET
EASTING = 1,496,639.51 FEET
ELEVATION = 5118.73 FEET (NAVD 1988)



SEAL

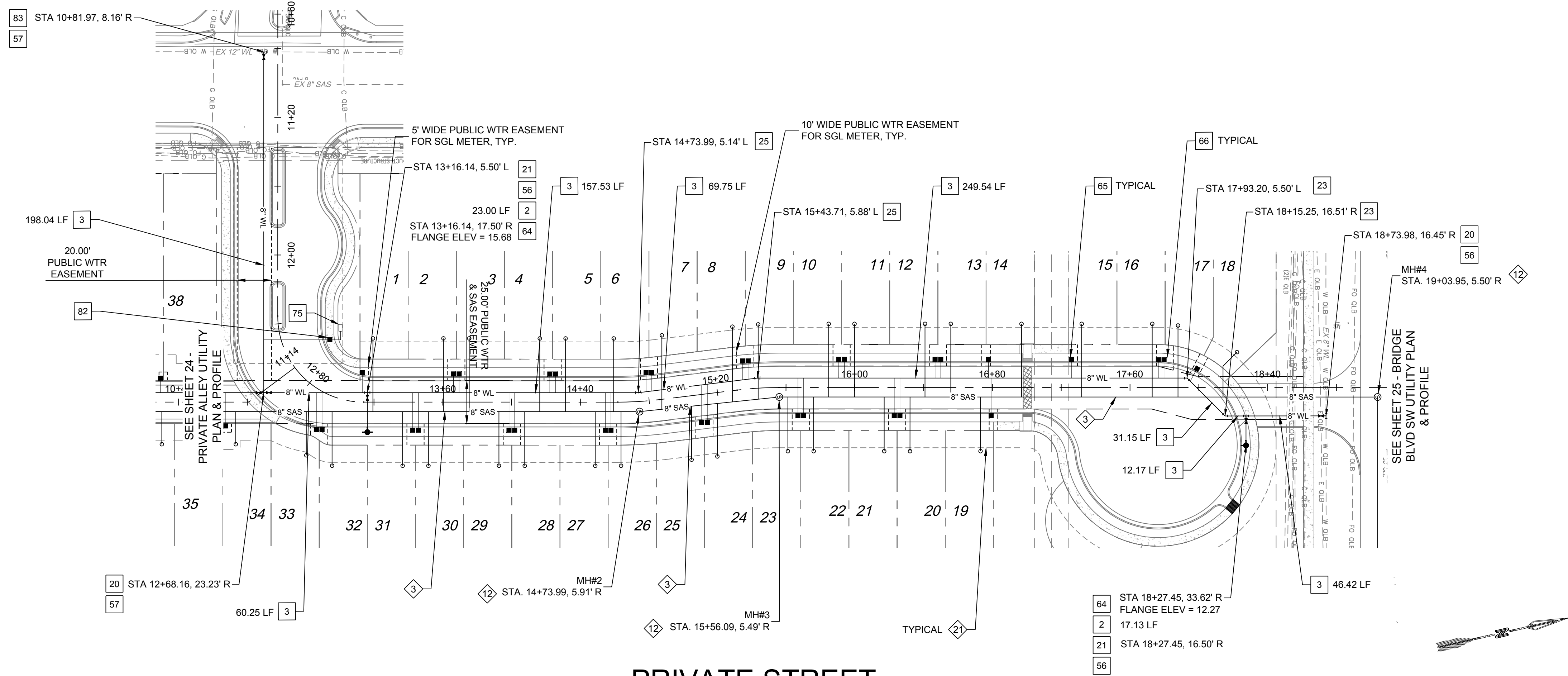
NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: RSM

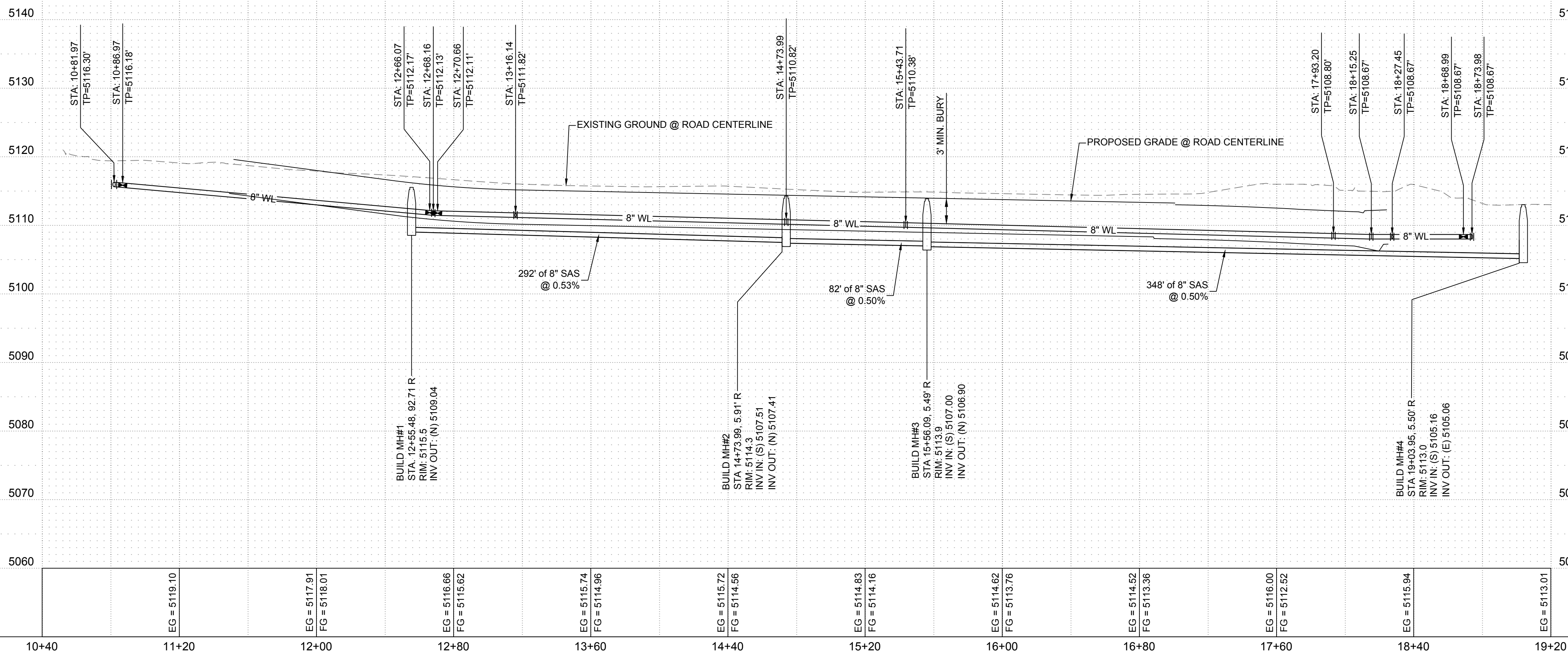
DRAWN BY: RSM

CHECKED BY: JMS

DATE 5/20/2025



PRIVATE STREET



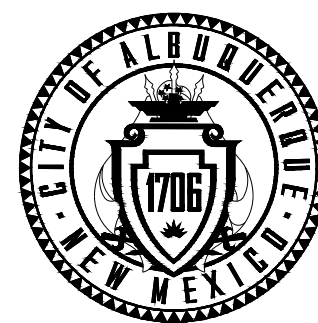
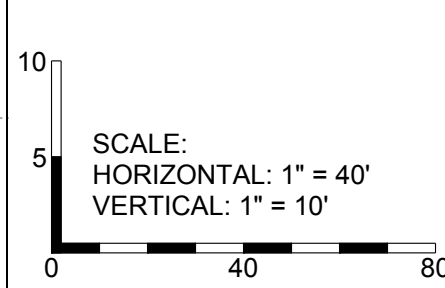
SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STANDARD SPECIFICATION SECTION 901
12	INSTALL 4" DIA. TYPE E MANHOLE PER ABCWUA STANDARD DETAIL 2102.
21	INSTALL 4" SEWER SERVICE PER ABCWUA STANDARD DETAIL 2125

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
23	INSTALL 8" 45° BEND
25	INSTALL 8" 11½° BEND
56	INSTALL 6" GATE VALVE & VALVE BOX PER ABCWUA STANDARD DETAIL 2326
57	INSTALL 8" GATE VALVE & VALVE BOX PER ABCWUA STANDARD DETAIL 2326
64	INSTALL FIRE HYDRANT PER ABCWUA STANDARD DETAIL 2340
65	INSTALL ¾" SINGLE WATER SERVICE PER ABCWUA STANDARD DETAIL 2362
66	INSTALL ¾" DOUBLE WATER SERVICE PER ABCWUA STANDARD DETAIL 2362
75	INSTALL LANDSCAPE PRESSURE VACUUM BREAKER PER ABCWUA STANDARD DETAIL 2388. ENCLOSE IN A HOTBOX ("HOTBOX" BRAND OR SIMILAR PRODUCT).
82	INSTALL 1" SINGLE WATER SERVICE PER ABCWUA STANDARD DETAIL 2362.
83	INSTALL 8" x 8" x 12" TEE.

SEE SHEET 22 FOR WATER AND SEWER SERVICE STATION AND OFFSET TABLES



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

PRIVATE STREET UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

L-9-Z & K-09-Z

CITY PROJECT NO.

####

SHEET NO.

23

CONSULTANTS

BENCH MARKS
ACS MONUMENT "13. L14" HAVING ELEVATION OF 4970.901 (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0,0)



SEAL

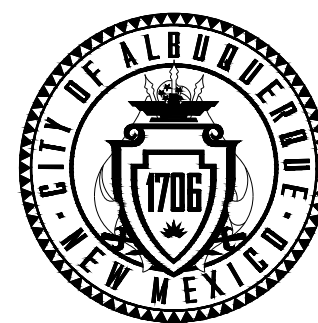
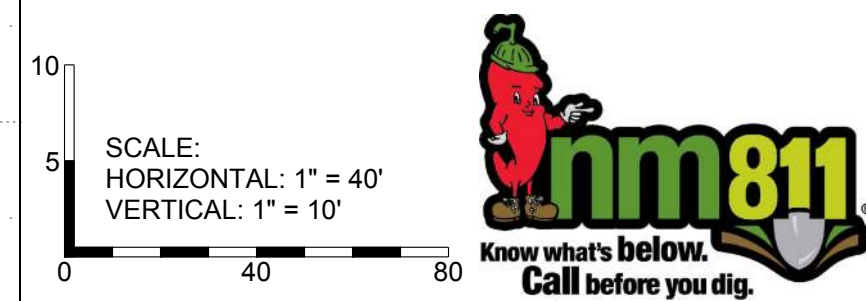
NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: RSM

DRAWN BY: RSM

CHECKED BY: JMS

DATE 5/20/2025



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

PRIVATE ALLEY UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. L-9-Z & K-09-Z
		CITY PROJECT NO. ####
		SHEET NO. 24

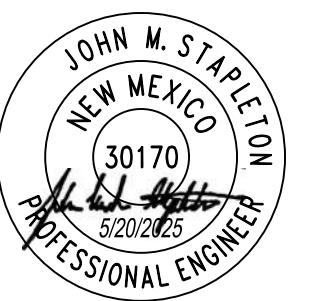
SEWER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STANDARD SPECIFICATION SECTION 901
12	INSTALL 4" DIA. TYPE E MANHOLE PER ABCWUA STANDARD DETAIL 2102.
21	INSTALL 4" SEWER SERVICE PER ABCWUA STANDARD DETAIL 2125

WATER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
20	INSTALL 8" TEE
26	INSTALL 8" CAP
57	INSTALL 8" GATE VALVE & VALVE BOX PER ABCWUA STANDARD DETAIL 2326
65	INSTALL ¾" SINGLE WATER SERVICE PER ABCWUA STANDARD DETAIL 2362
66	INSTALL ¾" DOUBLE WATER SERVICE PER ABCWUA STANDARD DRAWING 2362

SEE SHEET 22 FOR WATER AND SEWER
SERVICE STATION AND OFFSET TABLES

CONSULTANTS

BENCH MARKS
LAGS MONUMENT "13.14" HAVING ELEVATION OF
4970.901' (BENCHMARK - NAVD 88)
COORDINATES SHOWN REFERENCE MODIFIED
NEW MEXICO STATE PLANE COORDINATES (NAD
83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF: 0.9996807506 WITH
AN ORIGIN OF (0.0)



SEAL

[illegible]

DESIGNED BY: RSM
DRAWN BY: RSM
CHECKED BY: JMS
DATE 5/20/2025

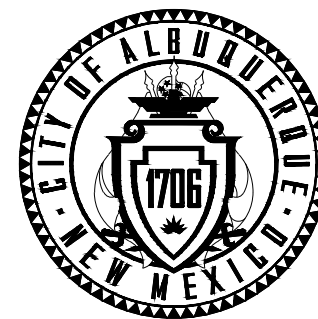
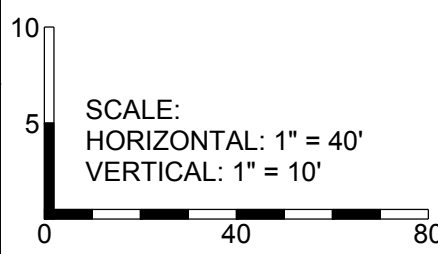
QUERQUE
CIPAL DEVELOPMENT
G DIVISION

UTILITY PLAN &
FILE

ZONE MAP NO.

CITY PROJECT NO. #####

SHEET NO. 24



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

BRIDGE BLVD SW UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.	L-9-Z & K-09-Z
--------------	----------------

CITY PROJECT NO.

SHEET NO.

25

SEWER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STANDARD SPECIFICATION SECTION 901
12	INSTALL 4' DIA. TYPE E MANHOLE PER ABCWUA STANDARD DETAIL 2102.

NOTE:
SEE PAVING SHEETS FOR PAVEMENT REMOVAL AND
REPLACEMENT ASSOCIATED WITH THE UTILITY
INSTALLATIONS.

CONSULTANTS

BENCH MARKS

ACCS MONUMENT "13_L14" HAVING ELEVATION OF 4970.901' (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED
NEW MEXICO STATE PLANE COORDINATES (NAD
83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH
AN ORIGIN OF (0,0)



SEAL

[illegible]

DESIGNED BY: RSM

DRAWN BY: RSM

CHECKED BY: JMS

DATE	5/20/2025
------	-----------

BUQUERQUE
MUNICIPAL DEVELOPMENT
PLANNING DIVISION

BRIDGE BLVD SW UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE

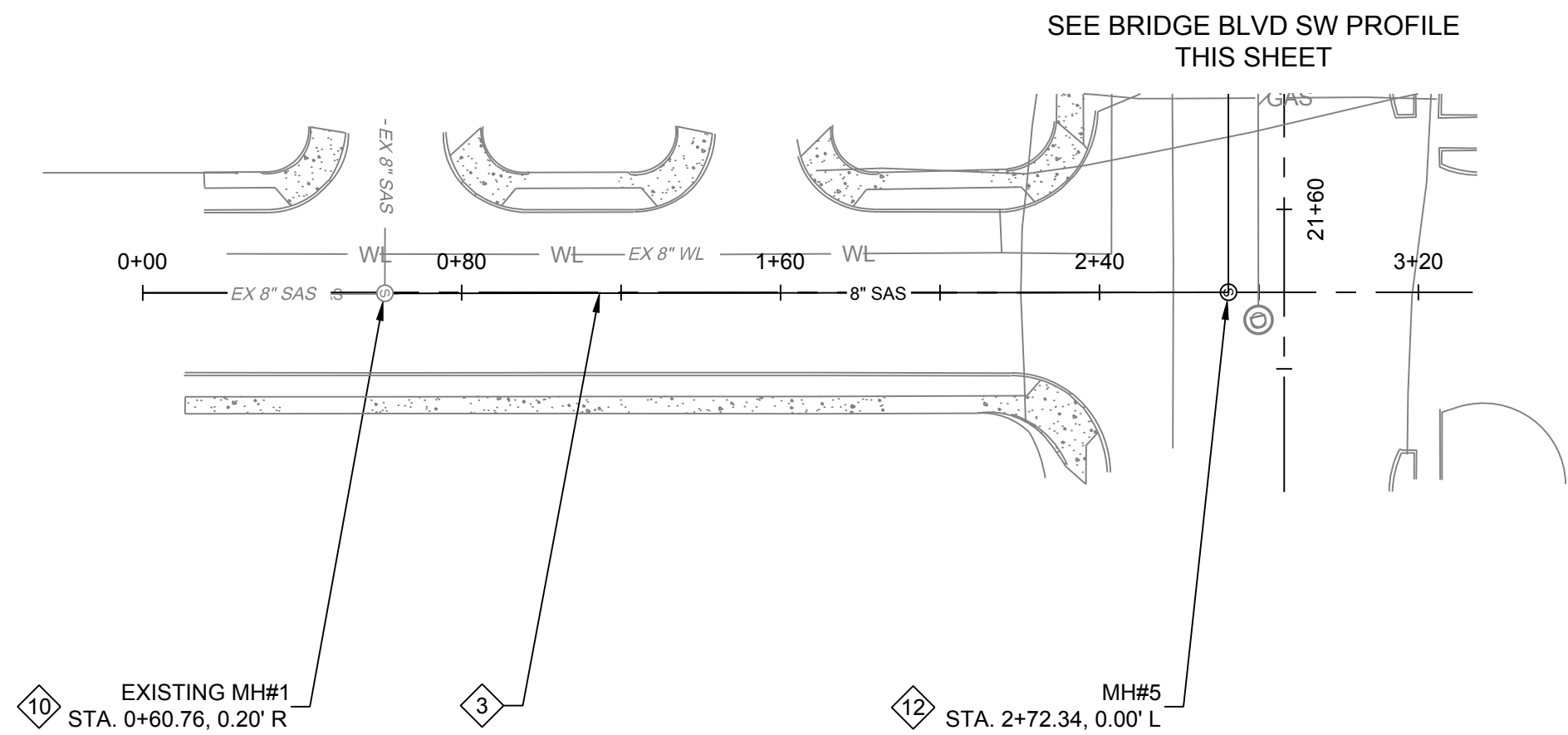
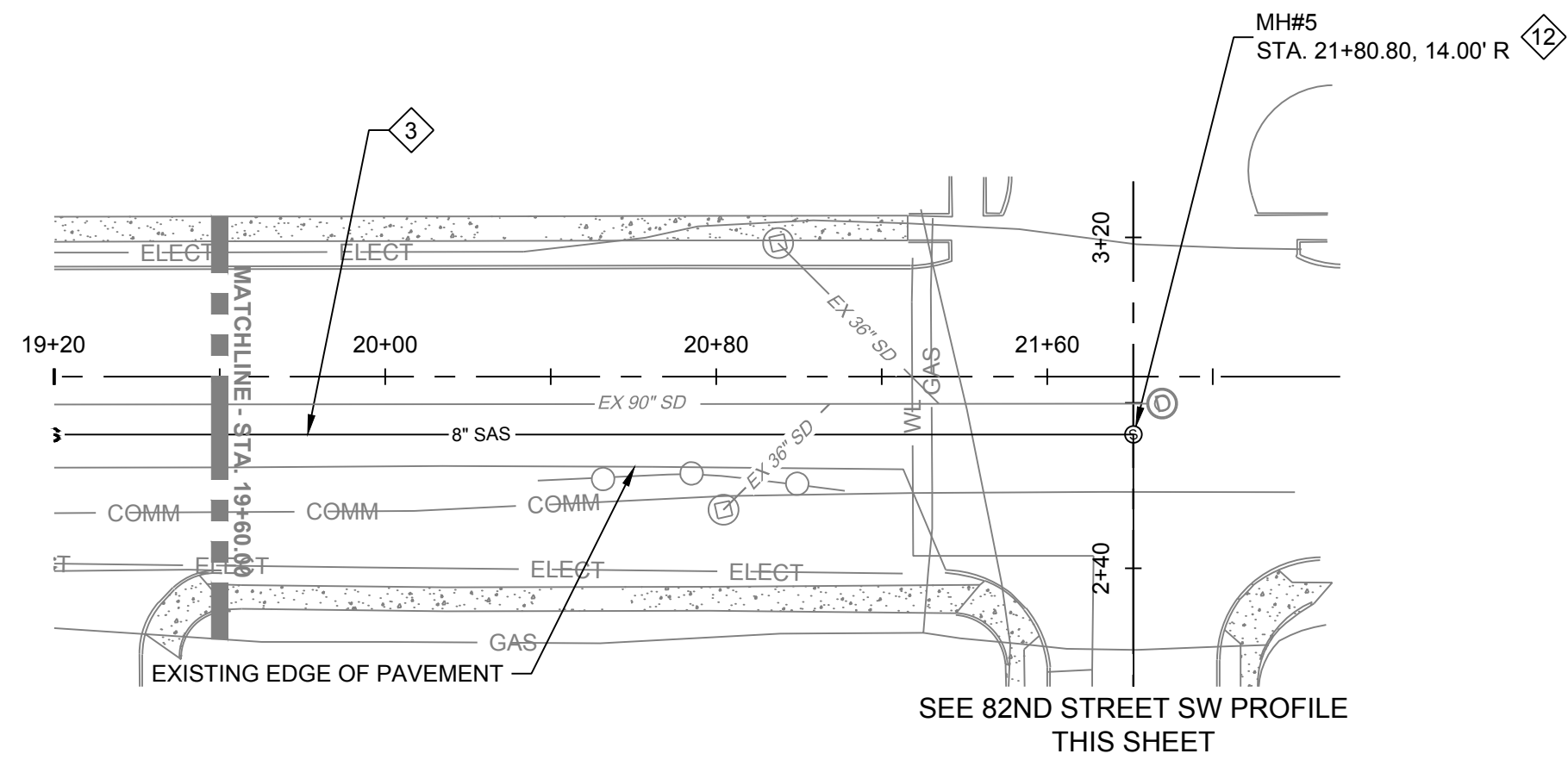
CITY ENGINEER APPROVAL

ZONE MAP NO.	L-9-Z & K-09-Z
--------------	----------------

CITY PROJECT NO.

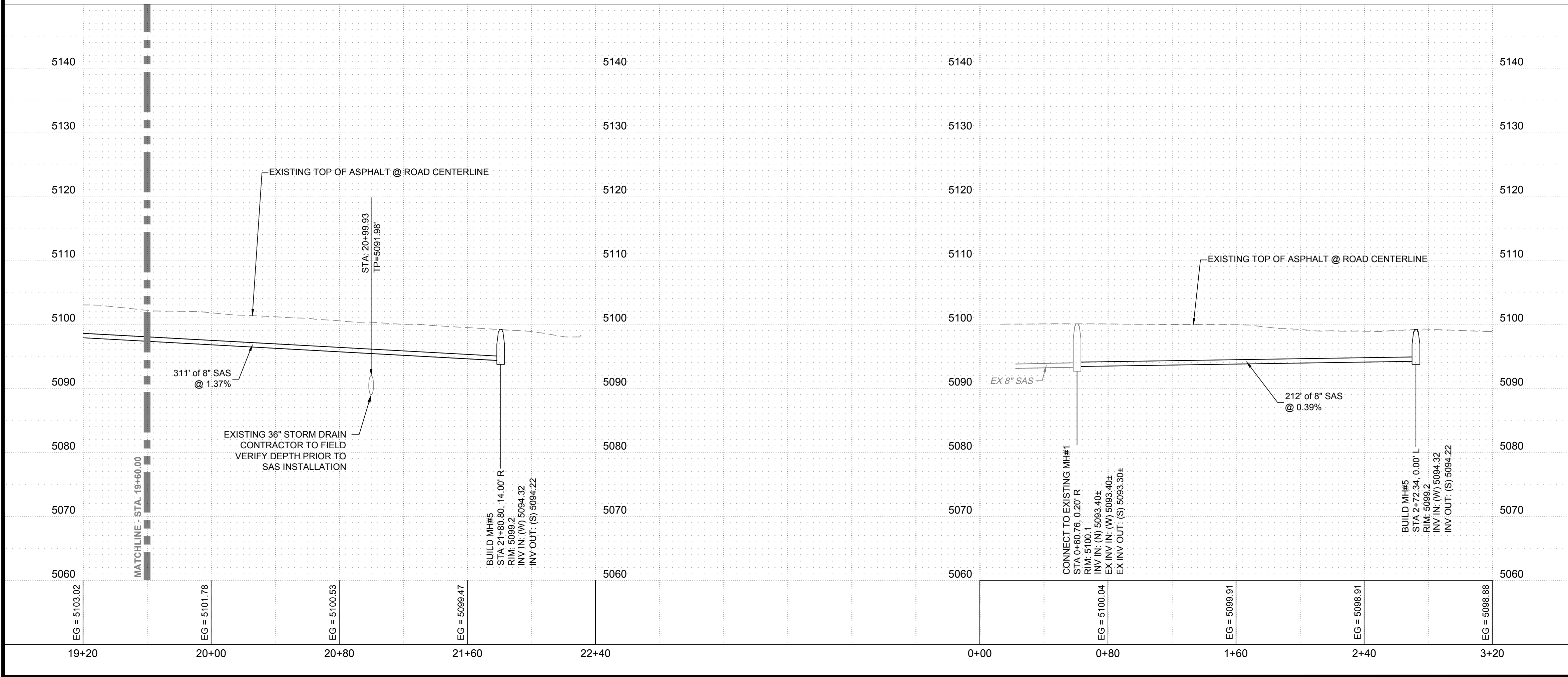
SHEET NO.

25



BRIDGE BLVD SW

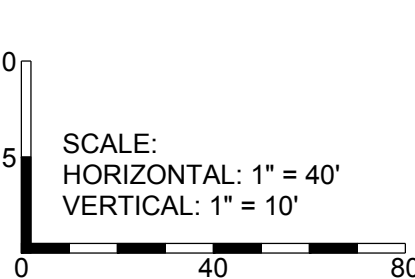
82ND STREET SW



SEWER CONSTRUCTION NOTES

ID#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STANDARD SPECIFICATION SECTION 901
10	CONNECT NEW SEWER LINE TO EXISTING MANHOLE
12	INSTALL 4" DIA. TYPE E MANHOLE PER ABCWUA STANDARD DETAIL 2102.

NOTE:
SEE PAVING SHEETS FOR PAVEMENT REMOVAL AND REPLACEMENT ASSOCIATED WITH THE UTILITY INSTALLATIONS.



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

BRIDGE BLVD SW & 82ND STREET SW
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. L-9-Z & K-09-Z
		CITY PROJECT NO. ####
		SHEET NO. 26

CONSULTANTS

CDS COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

BENCH MARKS

ACS MONUMENT "13 L14" HAVING ELEVATION OF 4970.901 (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0.0)

SEAL

JOHN M. STAPLETON
NEW MEXICO
30170
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DATE: 5/20/2025



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com

P O Box 10597

Albuquerque, NM 87184

505.898.9615

design@yellowstonelandscape.com



5/12/25

Date: 08/09/2024

Revisions:

△ 09/30/2024

△ 02/11/2025

△ 04/16/2025

△ 05/12/2025

△

Drawn by: CC

Reviewed by: CM

Gallo Partners
86th & Bridge

Albuquerque, New Mexico

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1.5\" AMARETTO GRAVEL MULCH 3\" DEPTH OVER FILTER FABRIC	
	2\"-4\" MOUNTAINAIR BUSHMANTAIN MULCH 4\" DEPTH OVER FILTER FABRIC	
	BLUEGRASS SOD 9% OF LANDSCAPE AREA	
	WOOD MULCH WITH NO FILTER FABRIC	
	CONCRETE PAVING LIGHT BROWN FINISH	
	ANOVA L441- 6IN F CONTOUR BENCH WITH STEEL SLAT SEAT AND CAST IRON PORTABLE / SURFACE MOUNT LEGS FRAME: BRONZE TEXTURE COATED SEAT: SAGE GLOSS, TEXTURE COATED	2
	ANOVA L144S- 46IN DIAMETER STEEL TABLE WITH FOUR FLAT SEATS: PORTABLE / SURFACE MOUNT FRAME: SAGE GLOSS TABLE TOP: BRONZE TEXTURE COATED SEAT: BRONZE TEXTURE	2
	ANOVA L20M40T- 40 GALLON STEEL Slat RECEPTACLE WITH FRENCH DOORS, BONNET ASH TOP, PLASTIC LINER AND RUBBER FEET. RECEPTACLE: BRONZE TEXTURE COATED	1
	PET WASTE STATION	1
	18\"X18\" SHADE STRUCTURE	1

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREE			
	8	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B
	1	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2" B&B
	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" B&B
	24	QUERCUS BUCKLEYI / BUCKLEY OAK	2" B&B
	4	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	2" B&B
	6	ULMUS PROPINQUA 'EMERALD SHINSHINE' / EMERALD SHINSHINE ELM	2" B&B
EVERGREEN TREE			
	6	PINUS ELDARICA / AFGHAN PINE	6"
DESERT ACCENT			
	34	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	17	NOLINA MICROCARPA / BEARGRASS	5 GAL
DECIDUOUS SHRUBS			
	20	AMORPHA CANESCENS / LEADPLANT	5 GAL
	20	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL
	4	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL
	4	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL
	15	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL
EVERGREEN SHRUBS			
	23	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL

GENERAL NOTES

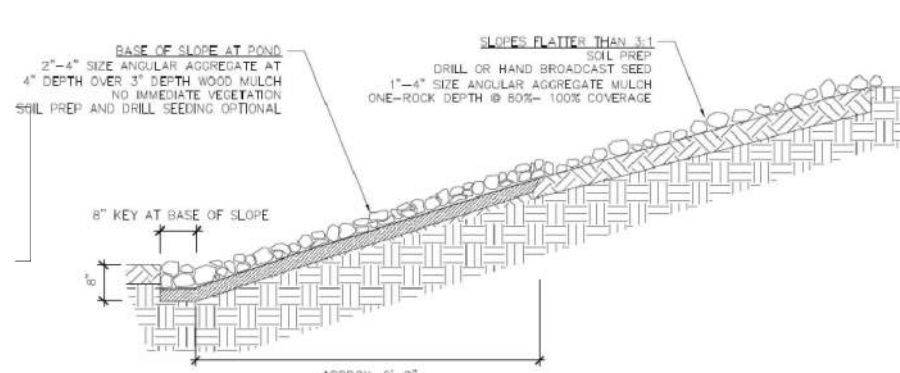
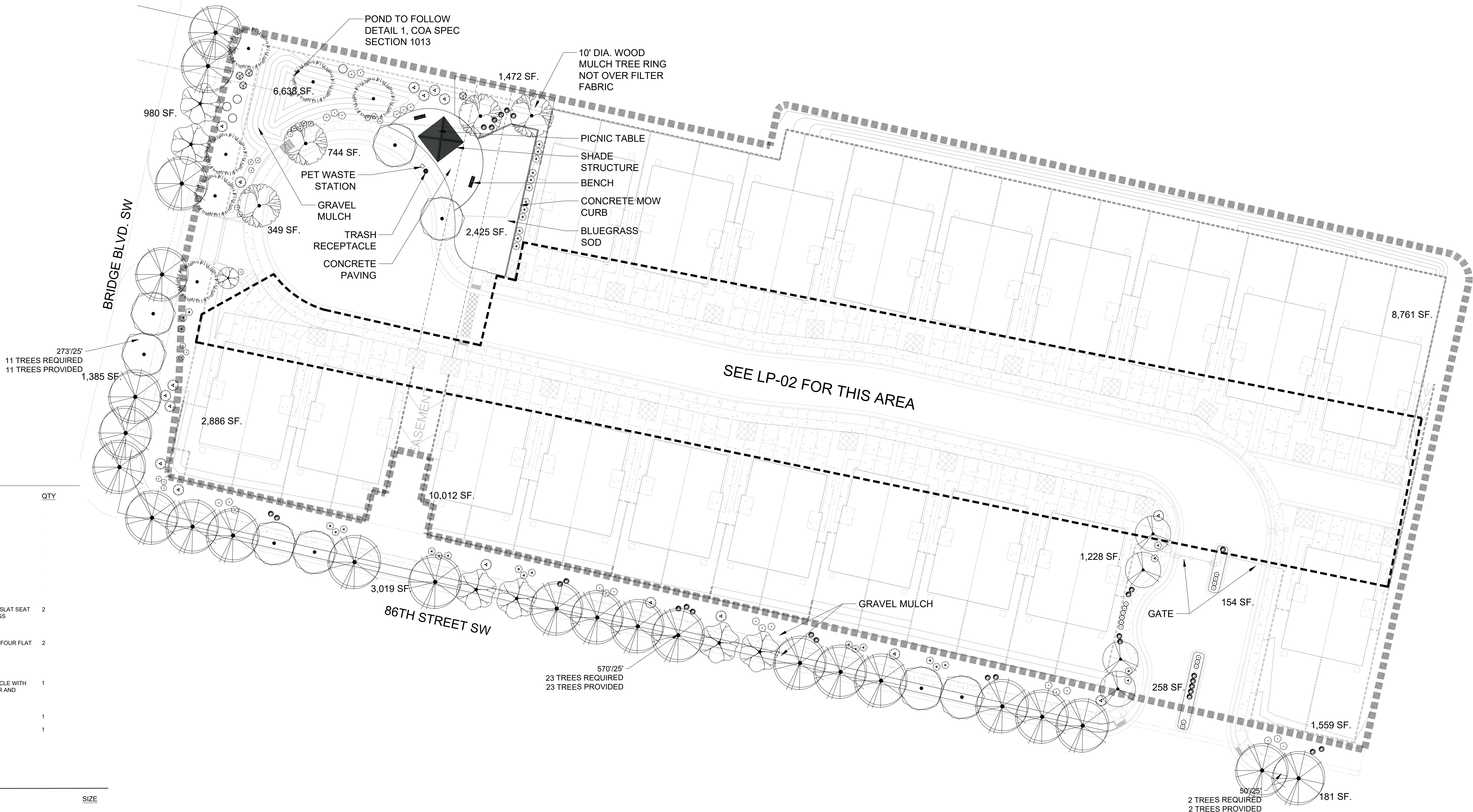
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES CONT.

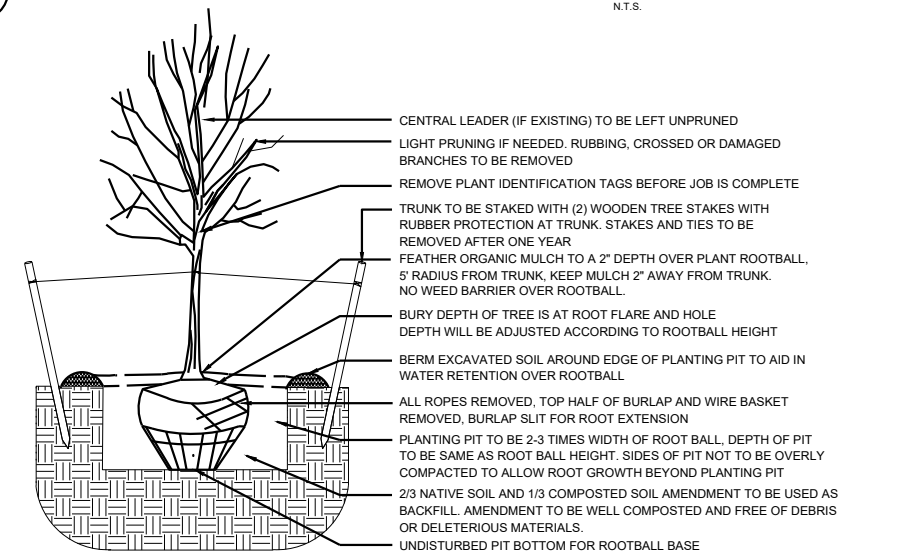
- ALL PLANTS CHOSEN ARE PART OF THE ABQ PLANT PALLET LIST.
- POLLEN CONTROL, WATER CONSERVATION AND STREET TREES: PURSUANT TO IDO 5-6 (C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION, LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE."

IRRIGATION NOTES

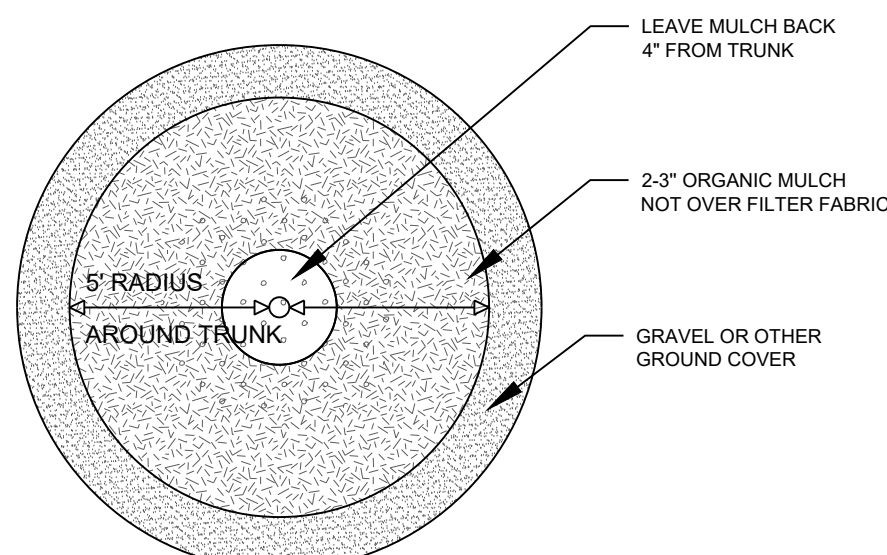
- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



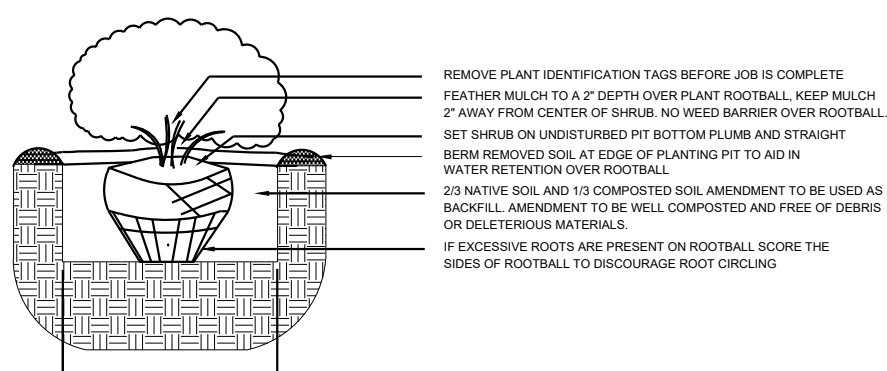
1 1013-SKL-1: POND SLOPES FLATTER THAN 3:1



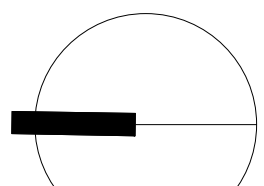
3 TREE PLANTING DETAIL



2 TREE DETAIL

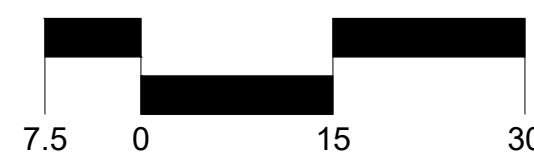


4 SHRUB PLANTING DETAIL



NORTH

Scale: 1" = 30'



Sheet Title:

Planting Plan

Sheet Number:

LP-01



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 08/09/2024

Revisions:

△ 09/30/2024
△ 02/11/2025
△ 04/16/2025
△ 05/12/2025
△

Drawn by: CC

Reviewed by: CM

Gallo Partners
86th & Bridge
Albuquerque, New Mexico

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREE			
	10	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" B&B
	9	KOELNEUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B
	19	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
DECIDUOUS SHRUBS			
	17	AMORPHA CANESCENS / LEADPLANT	5 GAL
	8	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL
	18	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL
	8	SALVIA GREGGII 'ULTRAVIOLET' / ULTRAVIOLET AUTUMN SAGE	1 GAL
EVERGREEN SHRUBS			
	38	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL
	23	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL

GENERAL NOTES

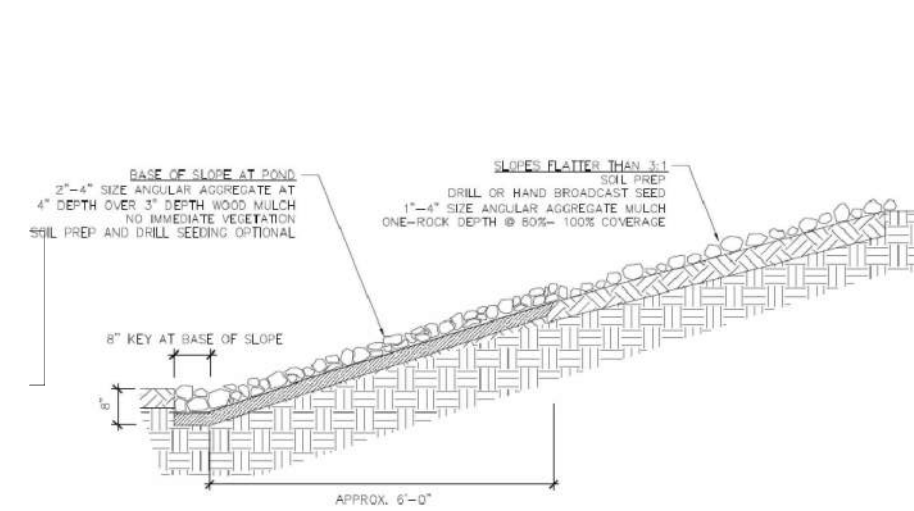
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES CONT.

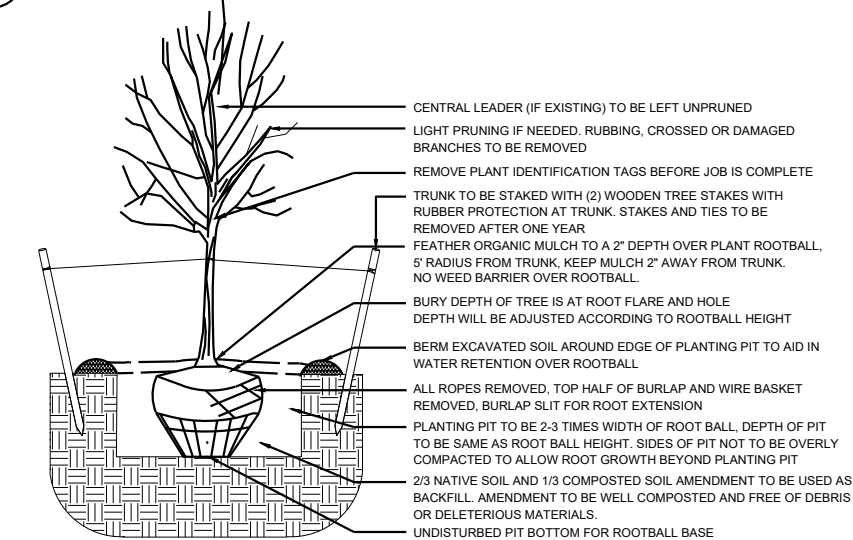
- ALL PLANTS CHOSEN ARE PART OF THE ABQ PLANT PALLET LIST.
- POLLEN CONTROL, WATER CONSERVATION AND STREET TREES: PURSUANT TO IDO 5-6 (C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION, LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE."

IRRIGATION NOTES

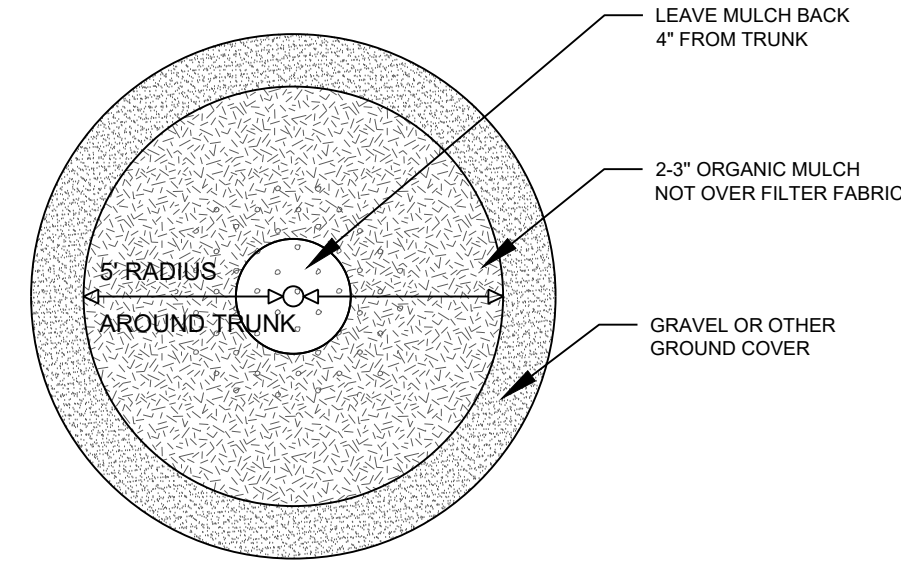
- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



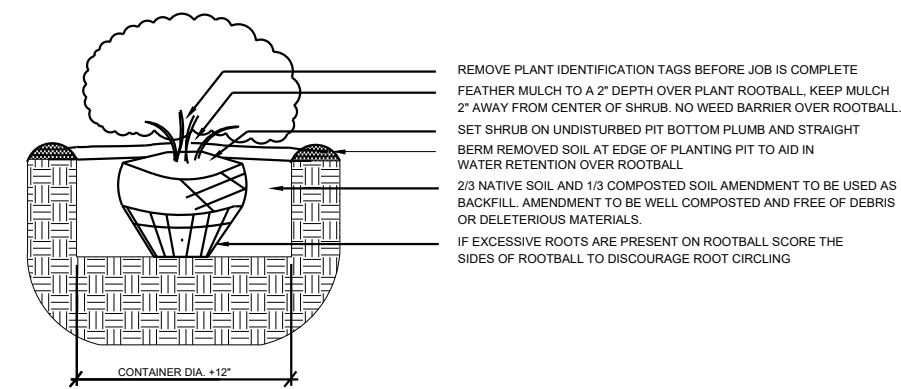
1 1013-SKL-1: POND SLOPES FLATTER THAN 3:1



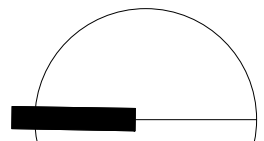
3 TREE PLANTING DETAIL



2 TREE DETAIL



4 SHRUB PLANTING DETAIL



NORTH

Scale: 1" = 30'

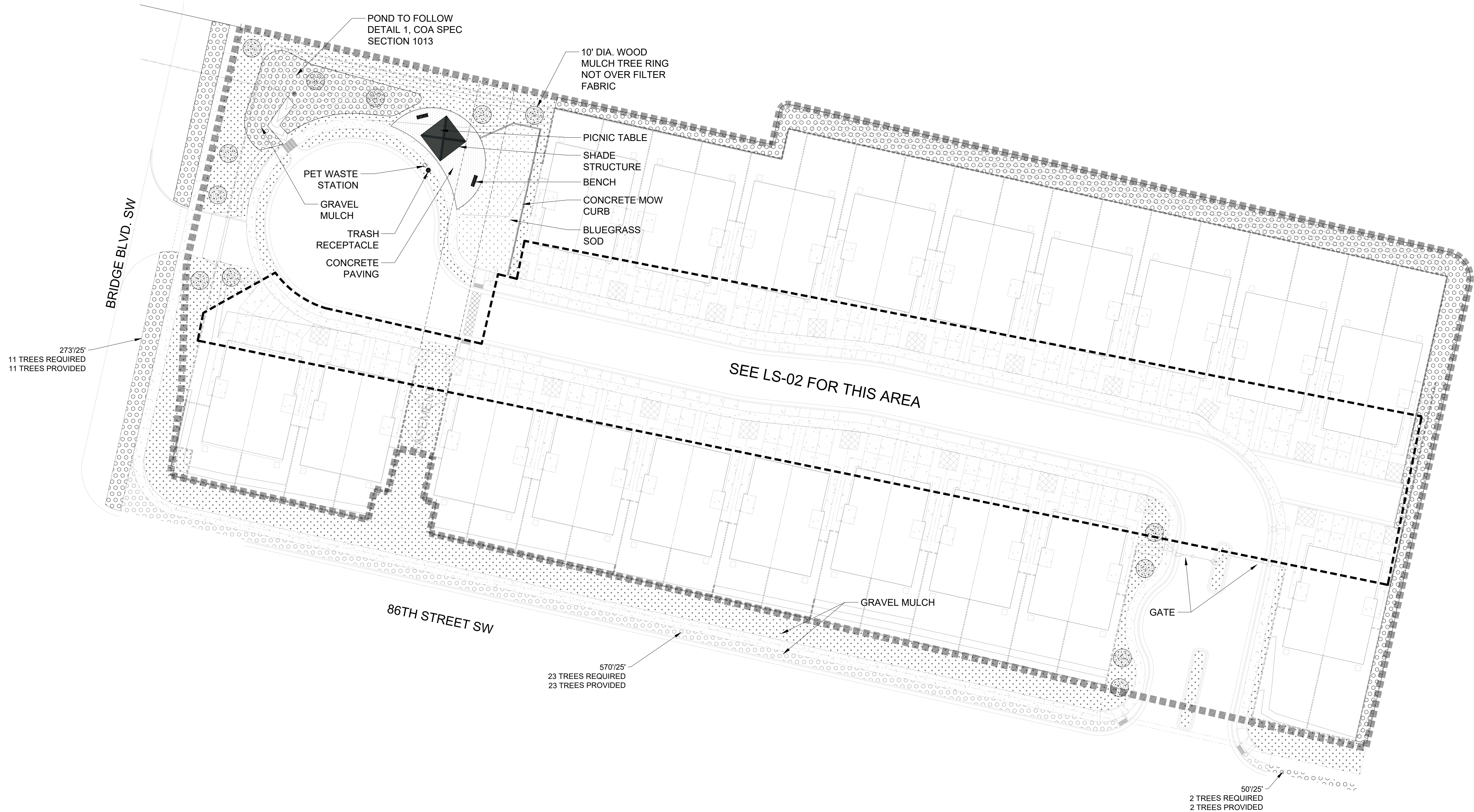


Sheet Title:

**Interior
Planting Plan**

Sheet Number:

LP-02



MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	1.5" AMARETTO GRAVEL MULCH 3" DEPTH OVER FILTER FABRIC
	2"-4" MOUNTAINAIR BLUSH/NATIVE MULCH 4" DEPTH OVER FILTER FABRIC
	BLUEGRASS SOD 9% OF LANDSCAPE AREA
	WOOD MULCH WITH NO FILTER FABRIC
	CONCRETE PAVING LIGHT BROOM FINISH
	ANOVA L1441 - 6 FT CONTOUR BENCH WITH STEEL SLAT SEAT AND CAST IRON PORTABLE / SURFACE MOUNT LEGS FRAME: BRONZE TEXTURE COATED SEAT: SAGE GLOSS, TEXTURE COATED
	ANOVA L1448 - 48IN DIAMETER STEEL TABLE WITH FOUR FLAT SEATS, PORTABLE / SURFACE MOUNT FRAME: SAGE GLOSS TABLE TOP: BRONZE TEXTURE COATED SEAT: BRONZE TEXTURE
	ANOVA L2040AT-40 GALLON STEEL SLAT RECEPTACLE WITH FRENCH DOORS, BONNET ASH TOP, PLASTIC LINER AND RUBBER FEET. RECEPTACLE: BRONZE TEXTURE COATED
	PET WASTE STATION
	18'X18' SHADE STRUCTURE

IRRIGATION NOTES

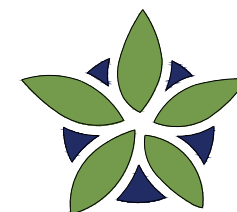
- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES CONT.

- ALL PLANTS CHOSEN ARE PART OF THE ABQ PLANT PALLET LIST..
- POLLEN CONTROL, WATER CONSERVATION AND STREET TREES: PURSUANT TO IDO 5-6 (C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION, LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE*."



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 09/30/2024

Revisions:

△ 04/18/2025

△ 05/12/2025

△

△

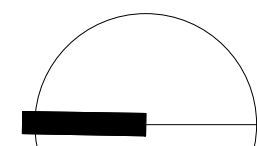
△

Drawn by: CC

Reviewed by: CM

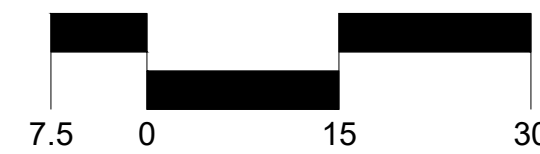
Ashland Development 86th & Bridge

Albuquerque, New Mexico



NORTH

Scale: 1" = 30'

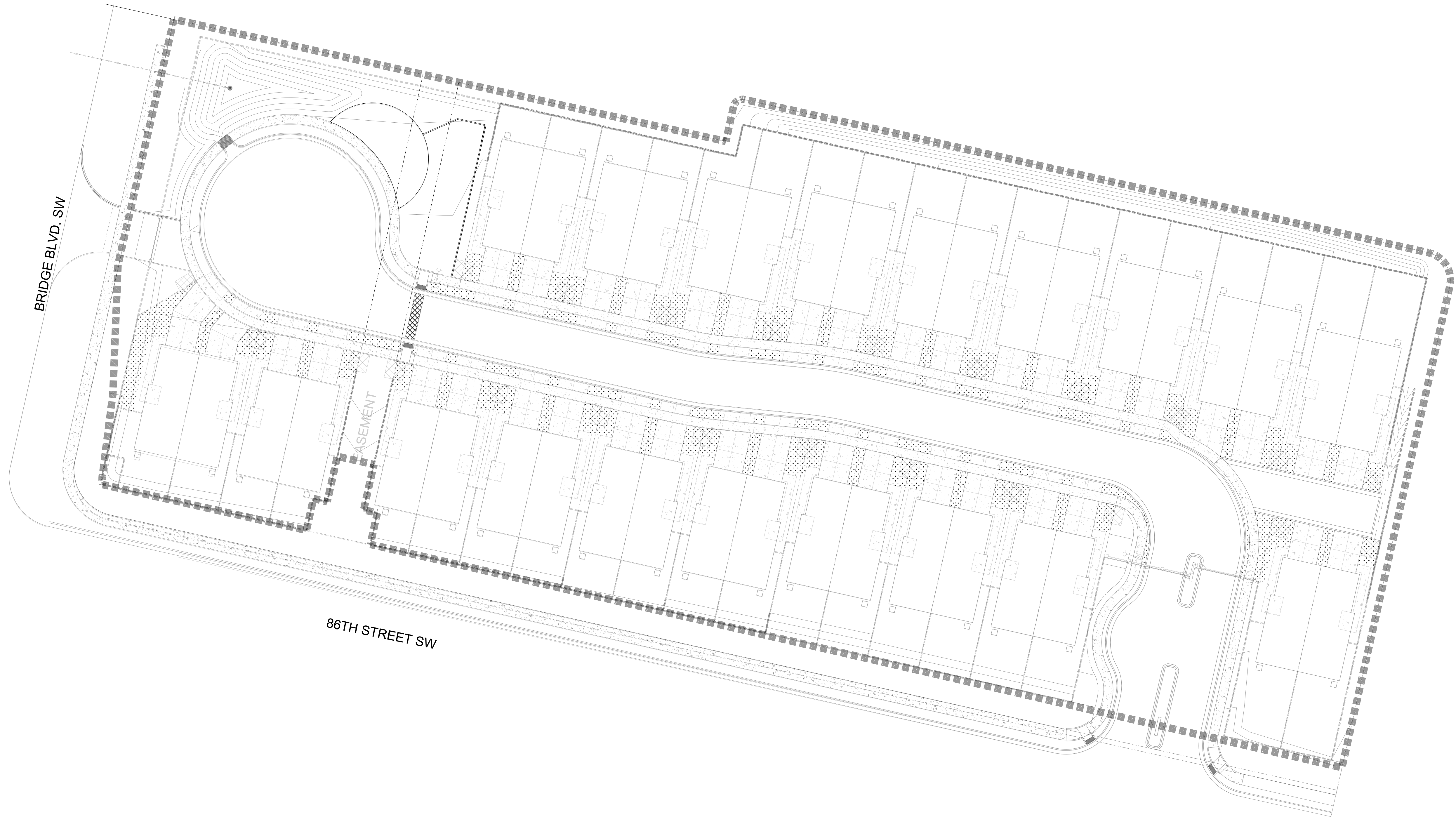


Sheet Title:

Materials
Plan

Sheet Number:

LS-01



IRRIGATION NOTES

- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

GENERAL NOTES

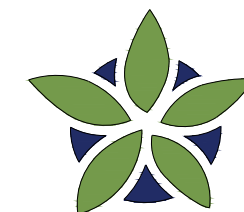
- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES CONT.

- ALL PLANTS CHOSEN ARE PART OF THE ABQ PLANT PALLET LIST..
- POLLEN CONTROL, WATER CONSERVATION AND STREET TREES: PURSUANT TO IDO 5-6 (C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION, LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.*

MATERIAL SCHEDULE

1.5" AMARETTO GRAVEL MULCH
3" DEPTH OVER FILTER FABRIC



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 09/30/2024

Revisions:

△ 05/12/2025

△

△

△

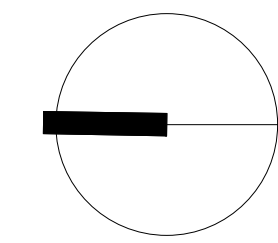
△

Drawn by: CC

Reviewed by: CM

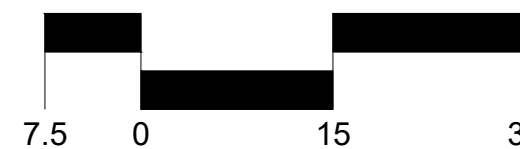
Ashland Development 86th & Bridge

Albuquerque, New Mexico



NORTH

Scale: 1" = 30'



Sheet Title:

**Interior
Materials Plan**

Sheet Number:

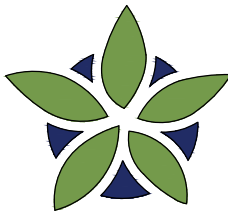
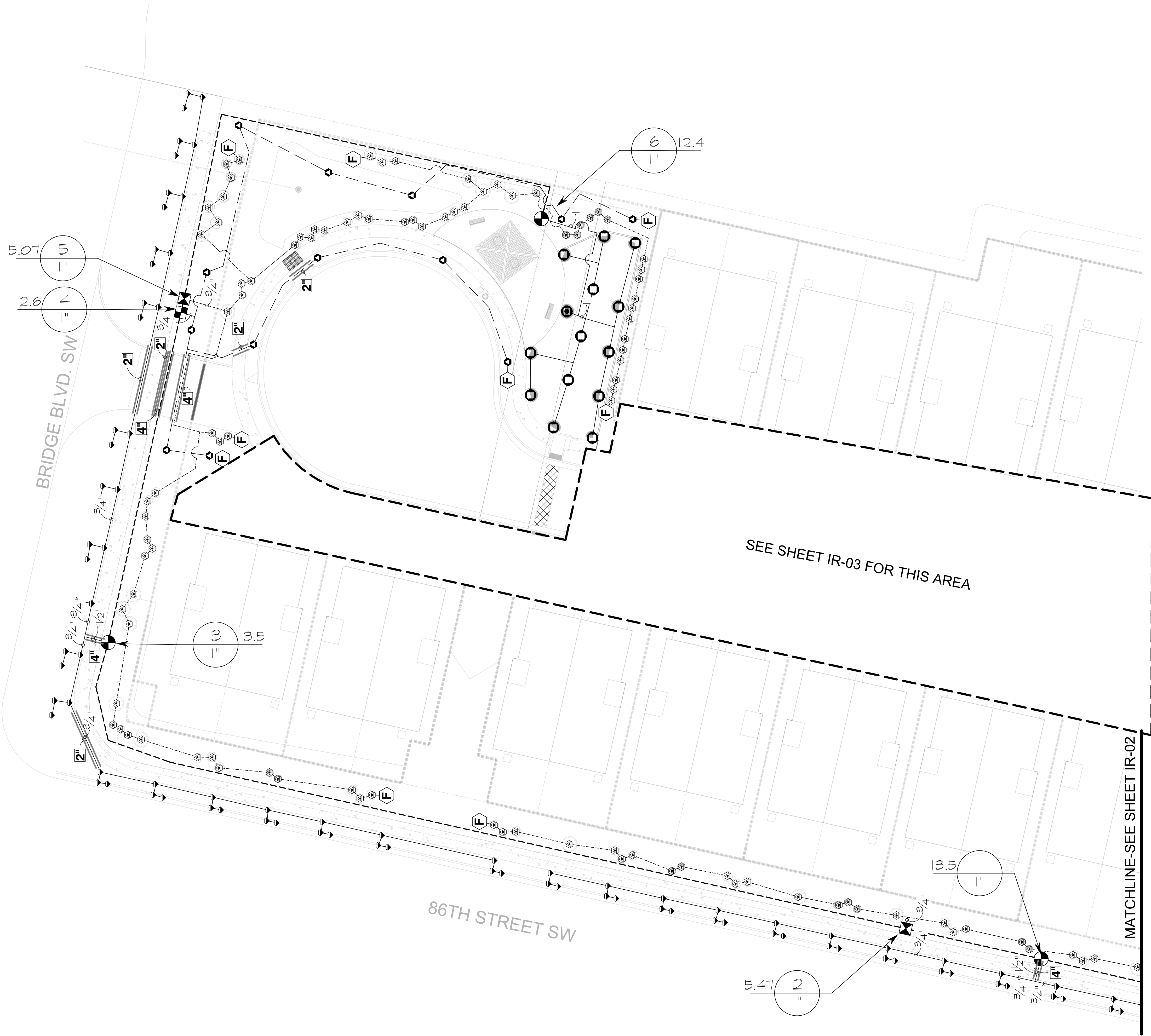
LS-02

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER MP2000 - TURF ROTATOR PROS-04-PRS40-CV, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	13
	HUNTER MP3000 - TURF ROTATOR PROS-04-PRS40-CV, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	1
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	108
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XZC-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 2 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.	2
	DRIP CONTROL VALVE - TREE RAIN BIRD XZC-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.	1
	FLUSH CAP NDS CEP900	12
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	146
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	17
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	CONTROL VALVE RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
	ISOLATION VALVE SPEARS STANDARD BALL VALVE	1
	MASTER VALVE 1" RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FIBCO 825Y	1
	CONTROLLER - RAIN BIRD ESPLXME2-LXMPED 12-48 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INCLUDES METAL CABINET AND PEDESTAL FOR CONTROLLER.	1
	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE	
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	
	Valve Callout Valve Number Valve Flow Valve Size	

IRRIGATION NOTES

- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCVUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



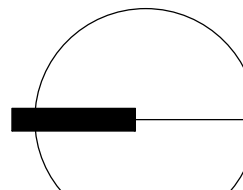
Date: 05/12/2025
Revisions:

- △
- △
- △
- △
- △

Drawn by: CC
Reviewed by: CM

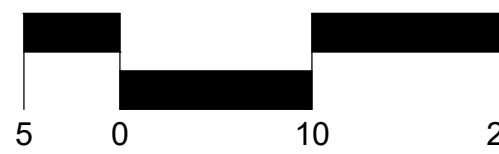
Gallo Partners
86th & Bridge

Albuquerque, New Mexico



NORTH

Scale: 1" = 20'
















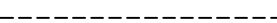



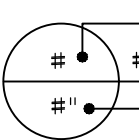


Sheet Title:
Irrigation
Plan

Sheet Number:

IR-01

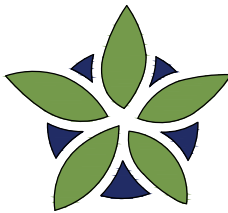
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER MP2000 - TURF ROTATOR PROS-04-PRS40-CV, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	13
	HUNTER MP3000 - TURF ROTATOR PROS-04-PRS40-CV, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.	1
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	108
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 2 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.	2
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.	1
	FLUSH CAP NDS CEP900	12
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	146
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	17
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	CONTROL VALVE RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
	ISOLATION VALVE SPEARS STANDARD BALL VALVE	1
	MASTER VALVE 1" RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y	1
	CONTROLLER - RAIN BIRD ESPLXME2-LXMPED 12-48 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INCLUDES METAL CABINET AND PEDESTAL FOR CONTROLLER.	1
	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE	
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	
	Valve Callout Valve Number Valve Plan Valve Size	

IRRIGATION NOTES

- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

MATCHLINE-SEE SHEET IR-01



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

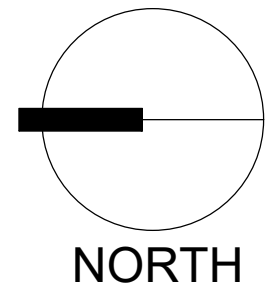


Date: 05/12/2025
Revisions:

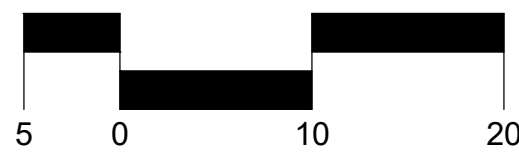
- △
- △
- △
- △
- △

Drawn by: CC
Reviewed by: CM

Gallo Partners
86th & Bridge
Albuquerque, New Mexico



Scale: 1" = 20'



Sheet Title:
**Irrigation
Plan**

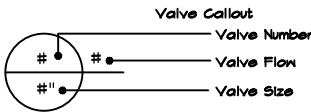
Sheet Number:

IR-02

IRRIGATION SCHEDULE

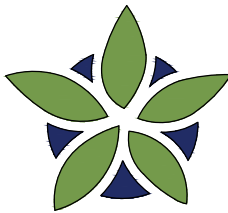
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊞	DRIP CONTROL VALVE - SHRUB RAIN BIRD XC2-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR: 5 GPM-20 GPM.	
⊞	DRIP CONTROL VALVE - TREE RAIN BIRD XC2-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR: 3 GPM-15 GPM.	
⊙	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	46
⊞	FLUSH CAP NDS CFP900	47
⊙	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	111
⊙	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	38
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	

-----	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
-----	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
-----	IRRIGATION MAINLINE: PVC SCHEDULE 40
=====	PIPE SLEEVE: PVC CLASS 200 SDR 21



IRRIGATION NOTES

- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com

P O Box 10597

Albuquerque, NM 87184

505.898.9615

design@yellowstonelandscape.com



Date: 05/12/2025

Revisions:

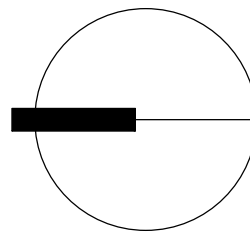
- △
- △
- △
- △
- △

Drawn by: CC

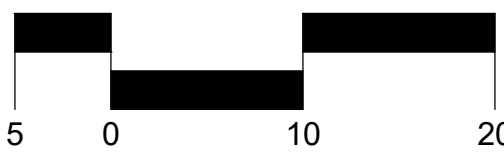
Reviewed by: CM

Gallo Partners
86th & Bridge

Albuquerque, New Mexico



Scale: 1" = 20'



Sheet Title:

**Interior
Irrigation Plan**

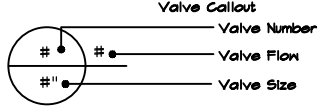
Sheet Number:

IR-03

IRRIGATION SCHEDULE

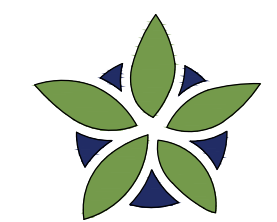
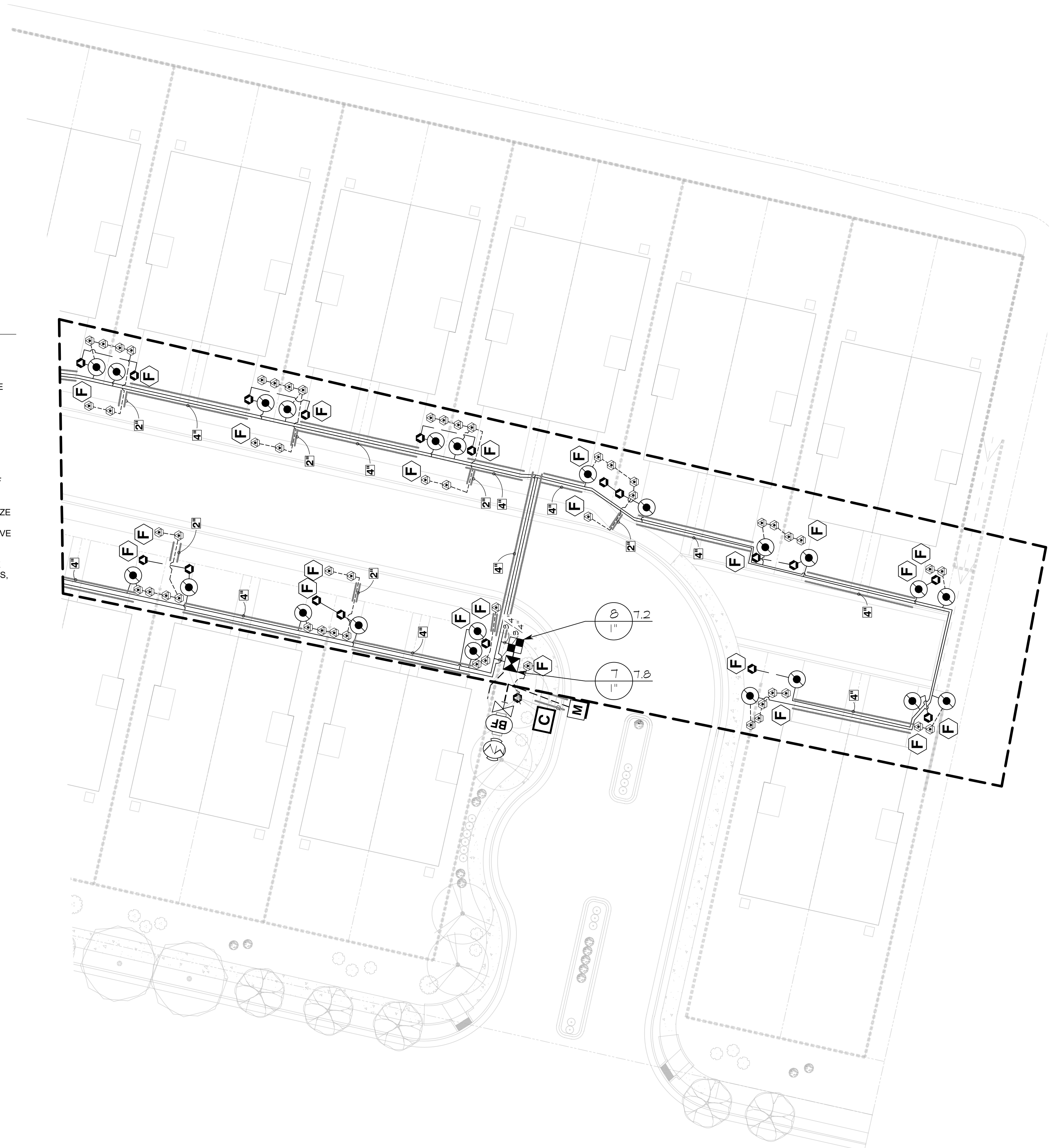
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊠	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR: 3 GPM-5 GPM	
⊠	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR: 3 GPM-5 GPM	
⊙	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX	46
⊕	FLUSH CAP NDS CEP900	47
⊙	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	111
⊙	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	38

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
-----	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
-----	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
-----	IRRIGATION MAINLINE: PVC SCHEDULE 40
=====	PIPE SLEEVE: PVC CLASS 200 SDR 21



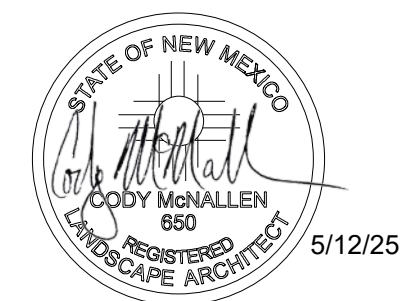
IRRIGATION NOTES

- ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
- ALL PLANTS WITHIN THE SITE, NOT IN THE PUBLIC RIGHT-OF-WAY, SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM CONSISTING OF A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, MASTER VALVE, CONTROL VALVES, LOW FLOW POINT-SOURCE DRIP EMITTERS ON 3/4" POLY DRIP TUBING WITH FLUSH CAPS.
- ALL SOD AREAS TO BE IRRIGATED WITH CONTROL VALVES, PVC LATERAL LINE TO PRESSURE COMPENSATING HEADS.
- ALL IRRIGATION SHALL BE PERMANENT AND SHALL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

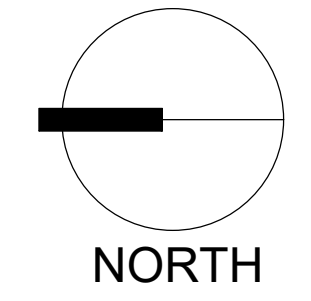


Date: 05/12/2025
Revisions:

- △
- △
- △
- △
- △

Drawn by: CC
Reviewed by: CM

Gallo Partners
86th & Bridge
Albuquerque, New Mexico

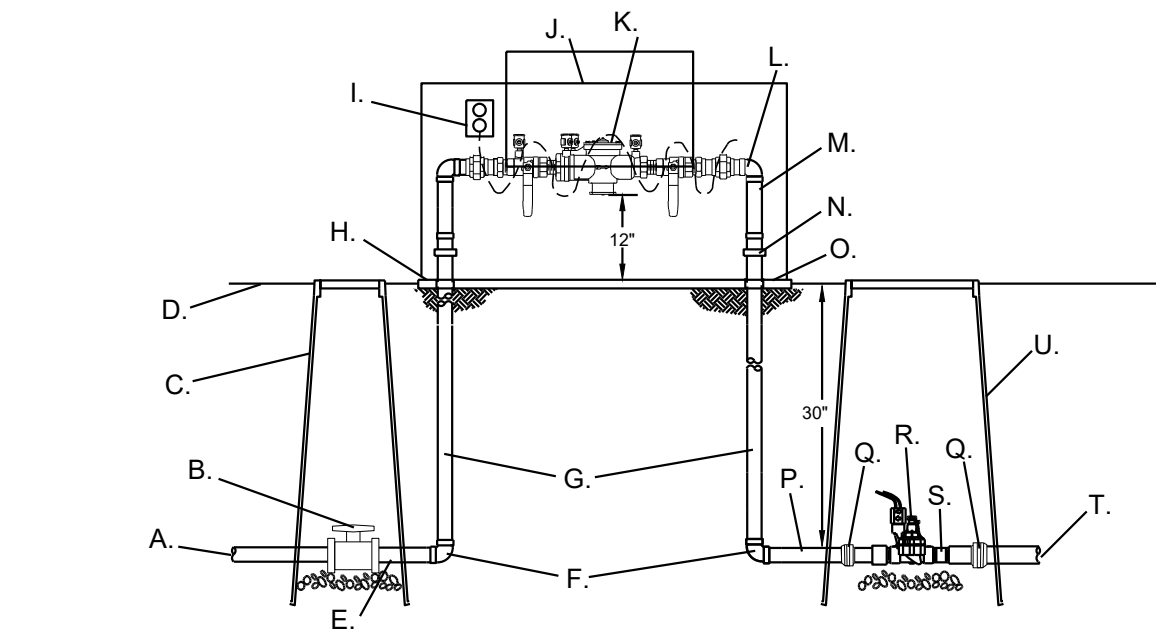


Scale: 1" = 20'

5 0 10 20

Sheet Title:
**Interior
Irrigation Plan**

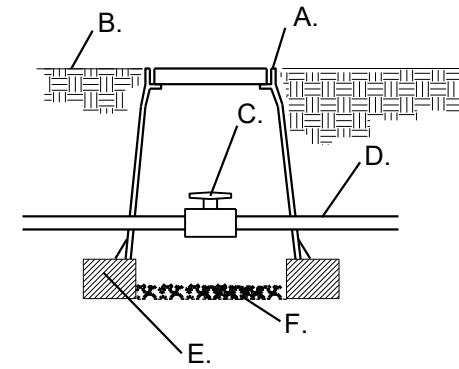
Sheet Number:
IR-04



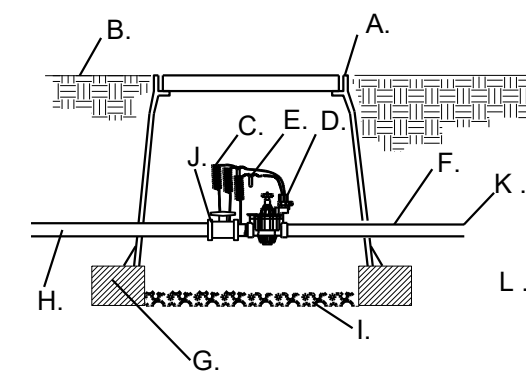
- A. IRRIGATION SUPPLY LINE
B. SCH. 80 UTILITY BALL VALVE
C. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
D. FINISH GRADE
E. SCH. 80 NIPPLE
F. GAL. 90°
G. GAL. 30" NIPPLE
H. 4" THICK CONCRETE PAD (6" WIDER THAN ASSEMBLY ON ALL SIDES)
I. OUTLET FOR HEAT TAPE PROVIDED BY OTHERS
J. HOT BOX (HEATED ENCLOSURE)
K. REDUCED PRESSURE BACKFLOW PREVENTER
L. GAL. STREET 90°

- M. GAL. NIPPLE (TYP.)
N. GAL. UNION (TYP.)
O. PVC SLEEVE THROUGH CONCRETE (TYP.)
P. SCH. 80 NIPPLE
Q. SCH. 80 UTILITY BALL VALVE
R. MASTER VALVE
S. SLIP X THREAD MALE ADAPTER
T. SCH. 40 PVC MASTERLINE
U. APPLIED ENGINEERING PRODUCTS 1015 VALVE BOX WITH EXTENSIONS AS NEEDED

NOTE: INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.



- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL



- A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE, SEE IRRIGATION LEGEND
E. DRY SPLICE CONNECTOR OR EQUAL
F. LATERAL LINE/24" BURY
G. 8" X 8" X 16" CMU CONCRETE BLOCK
H. MASTERLINE/24" BURY
I. 4" LAYER OF 3/4" GRAVEL
J. SCH. 80 UTILITY BALL VALVE
K. SCH. 40 PVC LATERAL LINE
L. SCH. 80 UNION

1 RP BACKFLOW/MASTER VALVE DETAIL

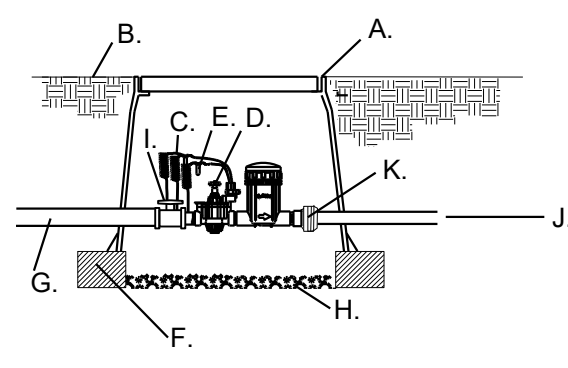
N.T.S.

2 MAINLINE ISOLATION VALVE DETAIL

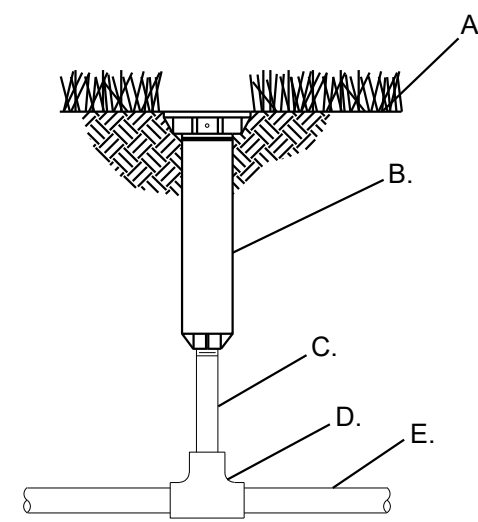
N.T.S.

3 CONTROL VALVE

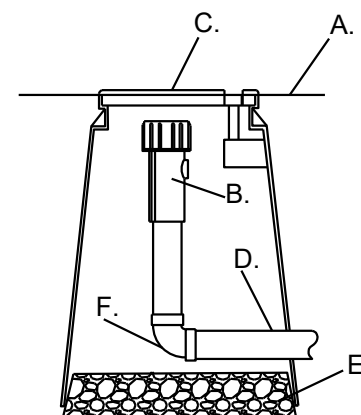
N.T.S.



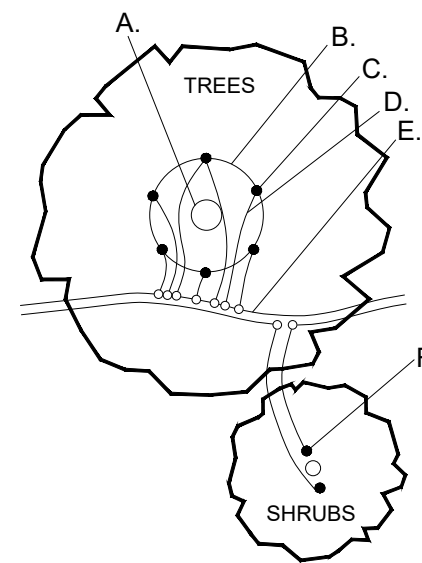
- A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. RAIN BIRD XCZ CONTROL ZONE KIT WITH BASKET FILTER, SEE LEGEND
E. DRY SPLICE CONNECTOR OR EQUAL
F. 8" X 8" X 16" CMU CONCRETE BLOCK
G. MASTERLINE/24" BURY
H. 4" LAYER OF 3/4" GRAVEL
I. SCH. 80 TRUE UNION BALL VALVE
J. LATERAL LINE - SEE PLAN.
K. SCH. 80 UNION



- A. FINISH GRADE
B. POP-UP SPRAY SPRINKLER- HUNTER PROS-04-PRS40-CV NOZZLE PER SCHEDULE
C. HUNTER SJ-512 SWING JOINT
D. PVC SCH.40 TEE/ELL
E. PVC LATERAL LINE



- A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING



- A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. 3/4" POLYETHYLENE DRIPLINE
F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL

NOTE:INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

4 DRIP VALVE WITH FILTER & PRESSURE REGULATOR FOR TRADITIONAL WIRE IRRIGATION

N.T.S.

5 ROTATARY SPRAY HEAD

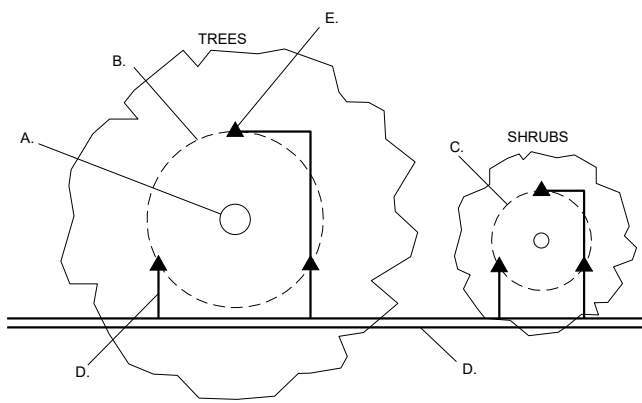
N.T.S.

6 END FLUSH CAP

N.T.S.

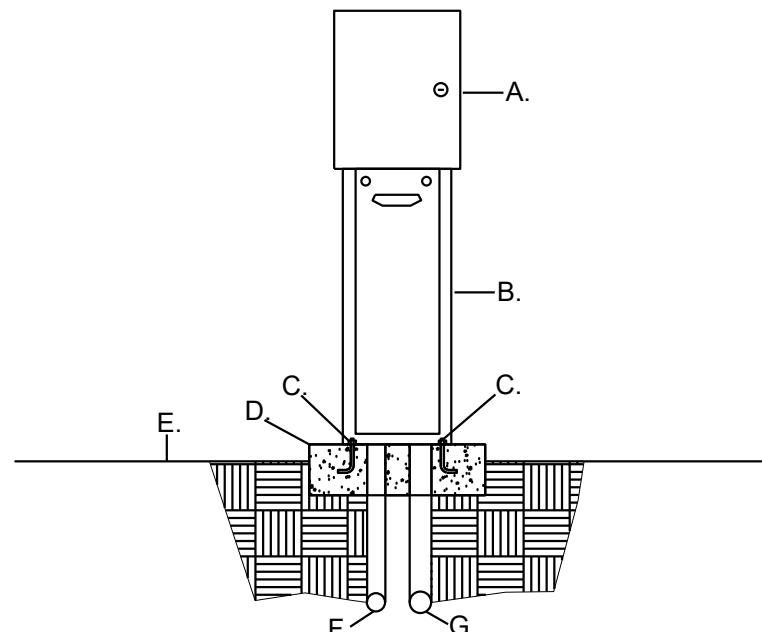
7 EMITTER PLACEMENT DETAIL

N.T.S.



- A. TREE TRUNK/ ROOT CROWN
B. 36" DIA AROUND TREE
C. 12-18" DIA AROUND SHRUB
D. PVC LATERAL PIPE (SIZE VARIES)
E. BUBBLERS
-TREE: (3)1.0 GPM
-VERTICAL SHRUB: (2) 0.5 GPM
-SHRUB: (1) 0.5 GPM
-YUCCA AND OTHER VERY LOW WATER-USE SHRUBS: (1) 0.25 GPM

NOTE:INSTALL BUBBLER(S) ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.



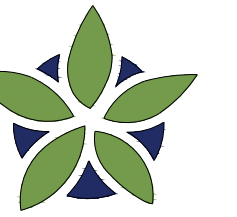
- A. AUTOMATIC CONTROLLER, SEE IRRIGATION LEGEND
B. PEDESTAL (SAME AS CONTROLLER MANUFACTURER)
C. 1/2" X 6" ANCHOR BOLTS, FOUR PER PEDESTAL
D. 3000 PSI CONCRETE PAD, 18" X 24" X 8" THICK
E. FINISH GRADE
F. 3/4" RIGID PVC SWEEP ELL (120 VOLT WIRE)
G. 2" RIGID PVC SWEEP ELL (24 VOLT WIRE)

8 BUBBLER PLACEMENT DETAIL

N.T.S.

9 PEDESTAL MOUNTED AUTOMATIC CONTROLLER

N.T.S.



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 05/01/2025
Revisions:

- △
△
△
△
△

Drawn by: CC
Reviewed by: CM

Gallo Partners
86th & Bridge
Albuquerque, New Mexico

Sheet Title:
**Irrigation
Details**

Sheet Number:

IR-05