

MATURE SIZE SIZE 24" BOX 25' HT. X 25' SPR. 50' HT. X 40' SPR. 2.5" B&B 45' HT. X 35' SPR. ULMUS CARPINIFOLIA X PARV. 'FRONTIER' 2.5" B&B 40' HT. X 30' SPR. 40' HT. X 40' SPR.

AREAS SHALL BE REVEGETATED BY HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012. LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO

SCIENTIFIC NAME - COMMON NAME	#PLS/AC
HILARIA JAMESII 'VIVA' - GALLETA	7.0
ORYZOPSIS HYMENOIDES 'NESPAR' - INDIAN RICE GRASS	5.0
BOUTELOUA GRACILIS 'HACHITA' - BLUE GRAMA	2.0
BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA	1.0
AGROPYRON SMITHII - WESTERN WHEAT	1.0
SPOROBOLUS CRYPTANDRUS - SAND DROPSEED	1.0
SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON	1.0
EPHEDRA VIRIDIS - GREEN MORMON TEA	.25
ARTIPLEX CANESCENS - FOURWING SALTBRUSH	.25
ARTEMISIA FILIFOLIA - SAND SAGE	.5
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	.25
OENOTHERA PALLID - WHITE EVENING PRIMROSE	.25
BAILEYA MULTIRADIATA - DESERT MARIGOLD	.25
PENSTEMON AMBIQIES - SAND PENSTEMON	.25

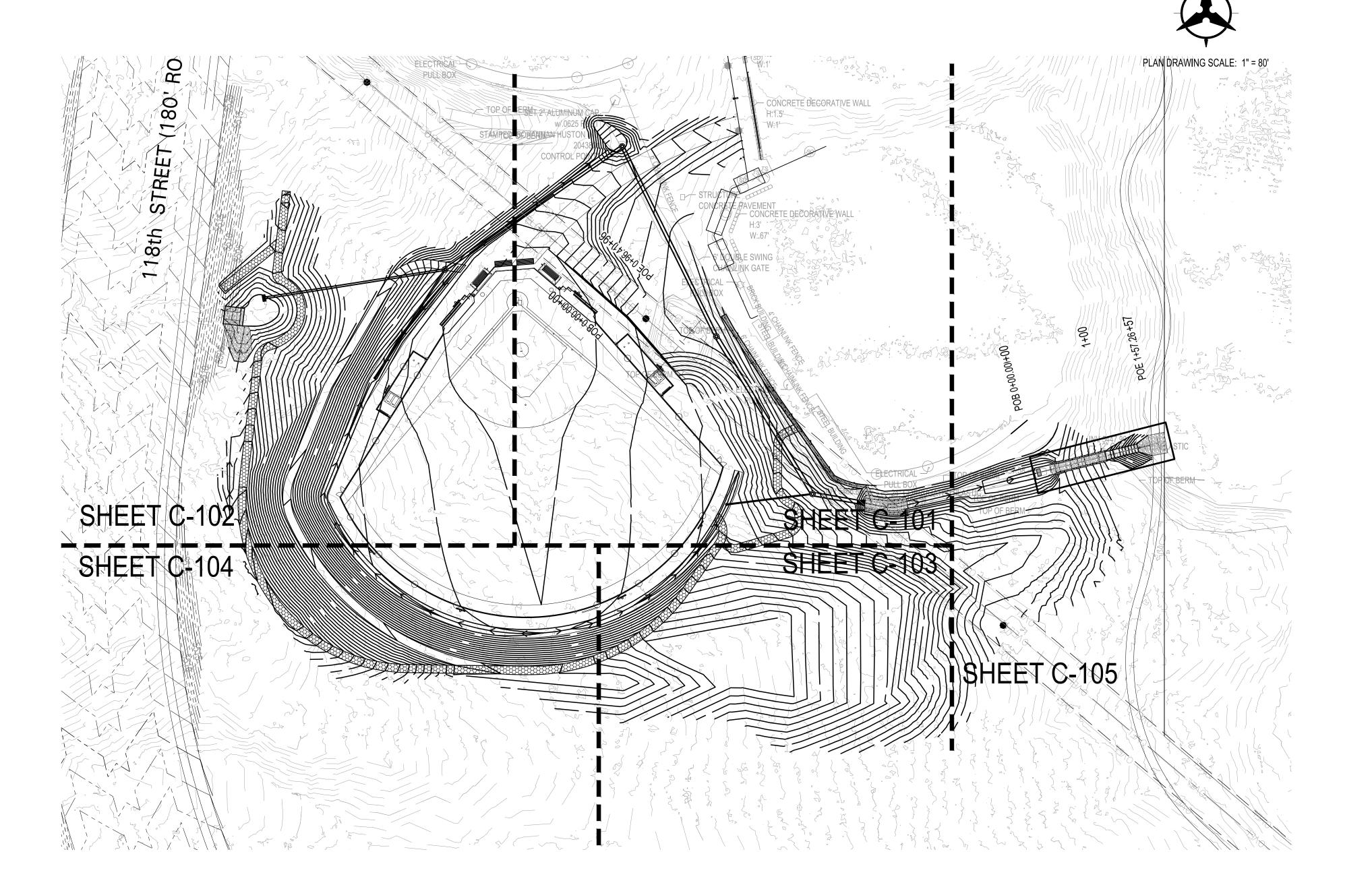
PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL

- 2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED
- CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE
- 5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS
- 6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S
- 7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PROJECT TITLE: ALBUQUERQUE SPORTS COMPLEX - PHASE 2

LANDSCAPE PLAN

City Engineer Approval ZONE MAP NO. SHEET OF 650291 J07/J08



HydroT

## **GRADING SHEET NOTES**

I. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

4. EARTH SLOPES SHALL NOT EXCEED 5 HORIZONTAL TO 1 VERTICAL PER THE GEOTECHNICAL REPORT UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK/DISTURBANCE OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE  $\pm/-$  0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE  $\pm -0.05$  FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

11. SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

12. HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

SURVEY CONTROL

**LEGEND** 

----- EXISTING INDEX CONTOUR

PROPOSED INDEX CONTOUR

-----4924---- Existing intermediate contour

— **4924** — PROPOSED INTERMEDIATE CONTOUR

PROJECT LIMITS OF GRADING

EXISTING GROUND SPOT ELEVATION

ELEVATION = 5475.28

## **GENERAL SHEET NOTES**

ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, COA PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESÚLTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, DRIVEWAY PERMITS, ETC.).

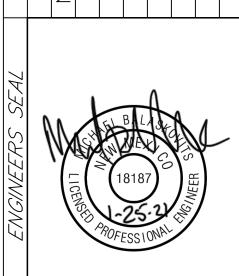
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE PROJECT MUST CONFORM WITH THE EROSION AND SEDIMENT REQUIREMENTS OF THE 2003 EPA CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS & CODES WHICHEVER IS MORE STRINGENT.



					AO	AO	MJB
CONSENSUS PLANNING, INC. Planning / Landscape Architecture			DATE		ED BY	ВУ	ED BY
302 Eighth Street NW Albuquerque, NM 87102  (505) 764-9801 Fax 842-5495			NO.		DESIGNED	DRAWN	CHECKE

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT

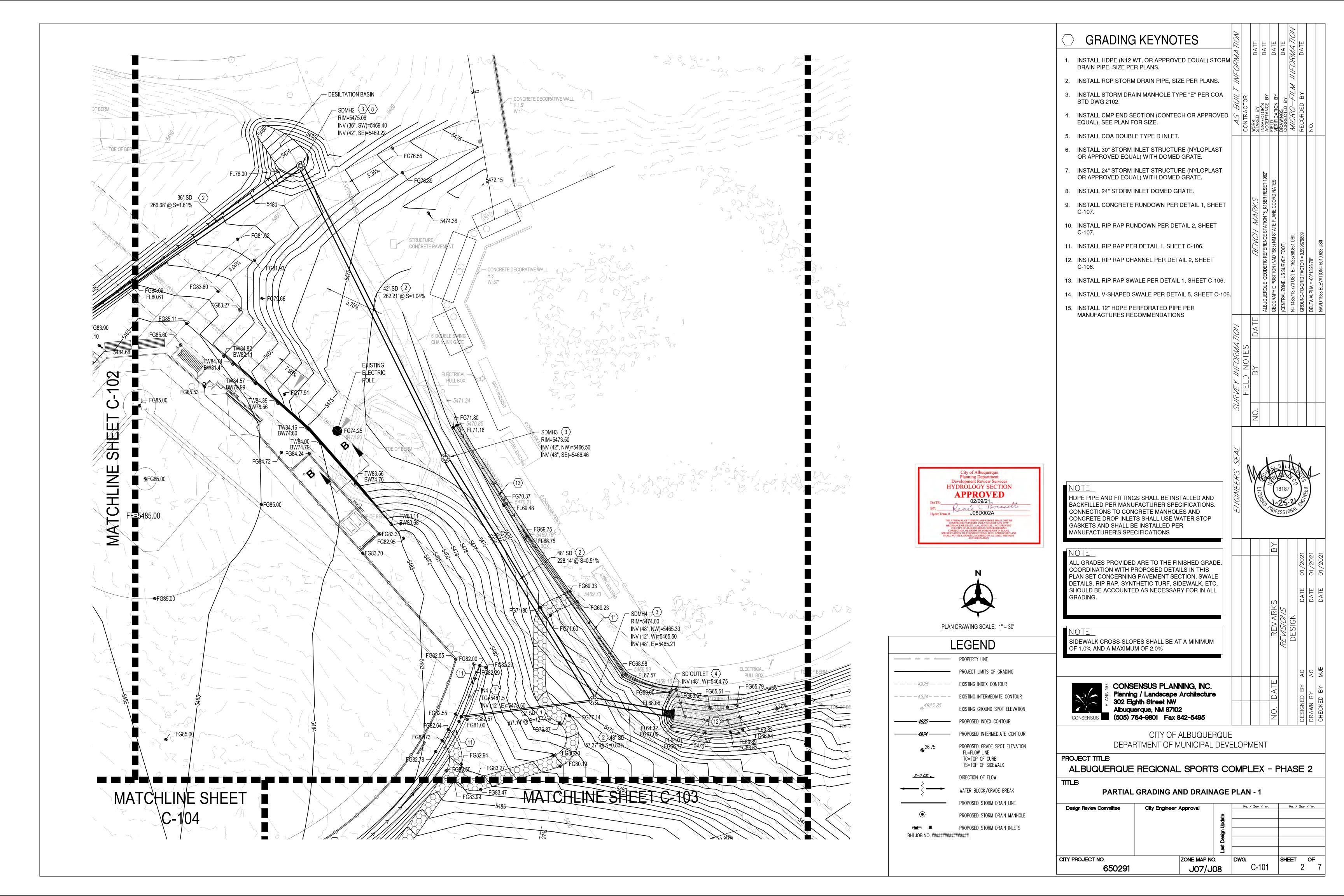
ALBUQUERQUE REGIONAL SPORTS COMPLEX - PHASE 2

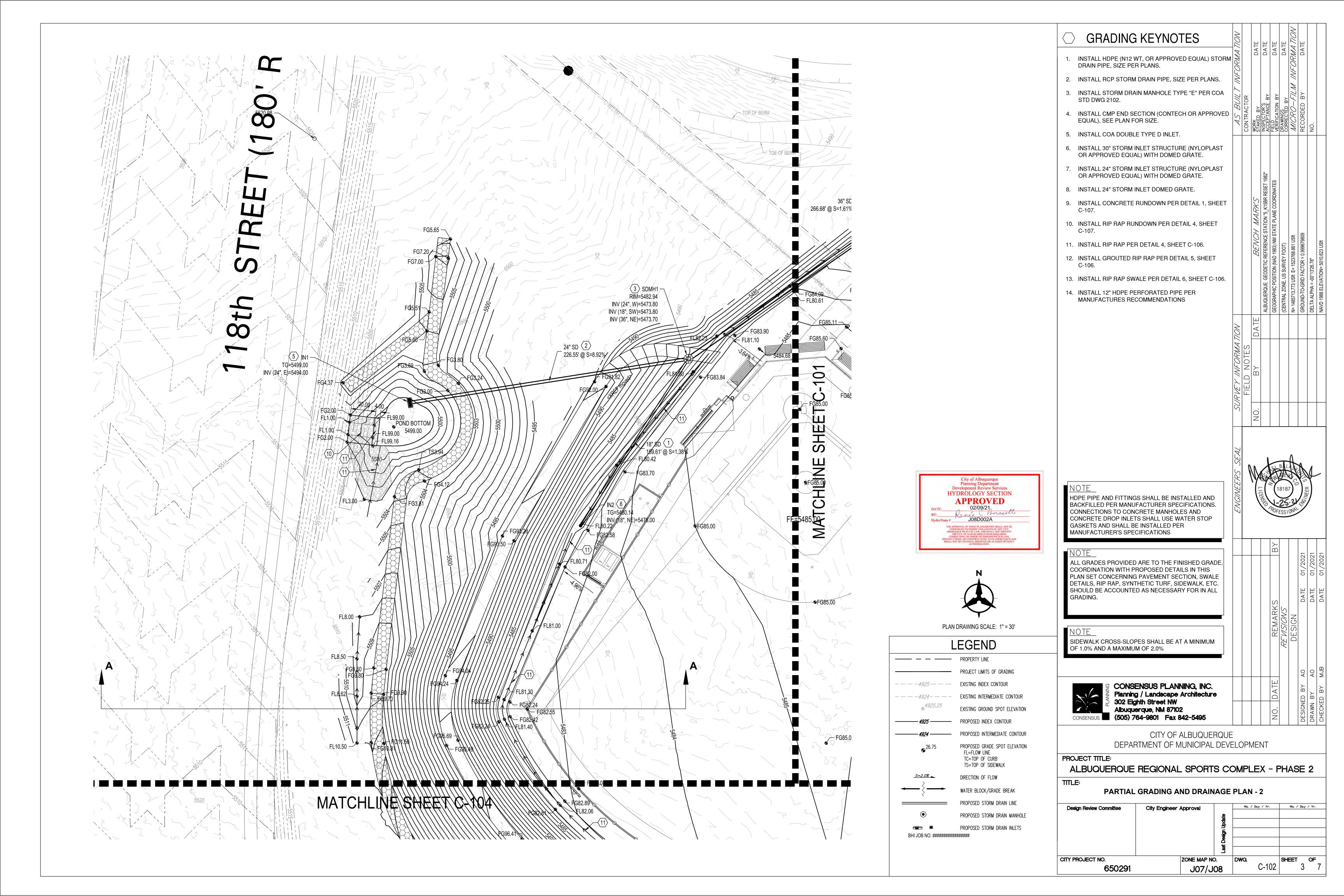
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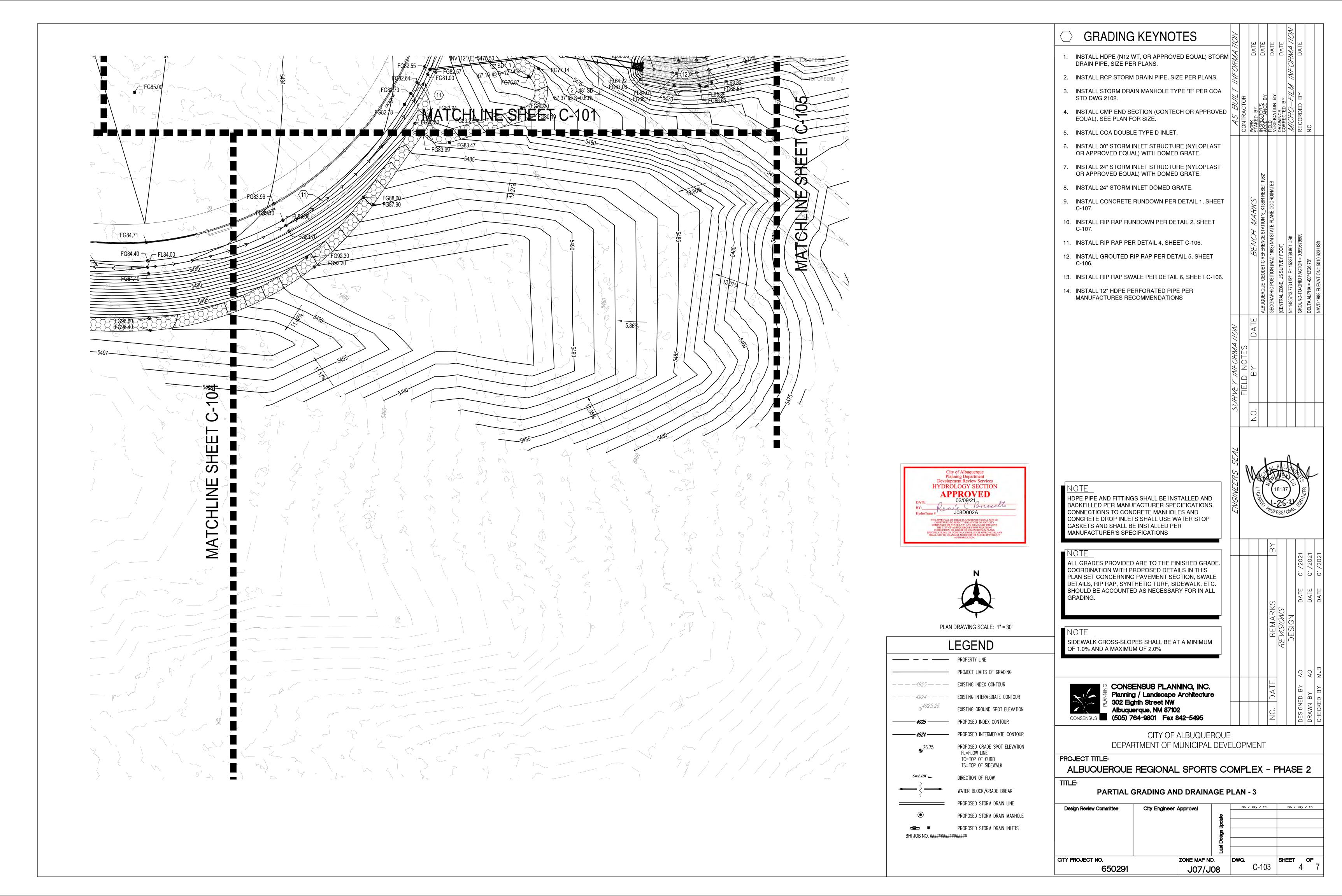
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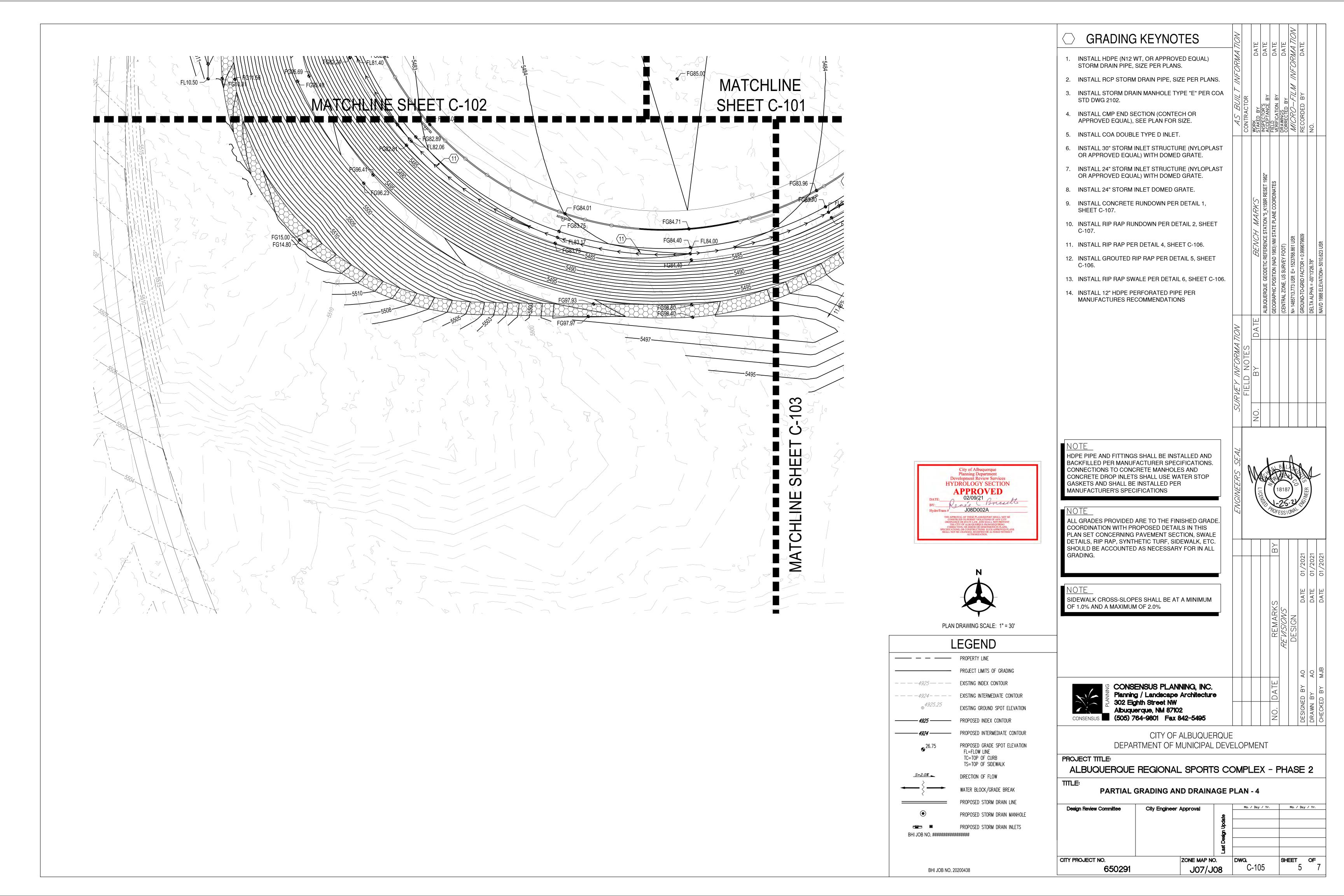
OVERALL GRADING AND DRAINAGE PLAN Mo. / Day / Yr. Mo. / Day / Yr. Design Review Committee City Engineer Approval CITY PROJECT NO. ZONE MAP NO. C-100 650291 J07/J08

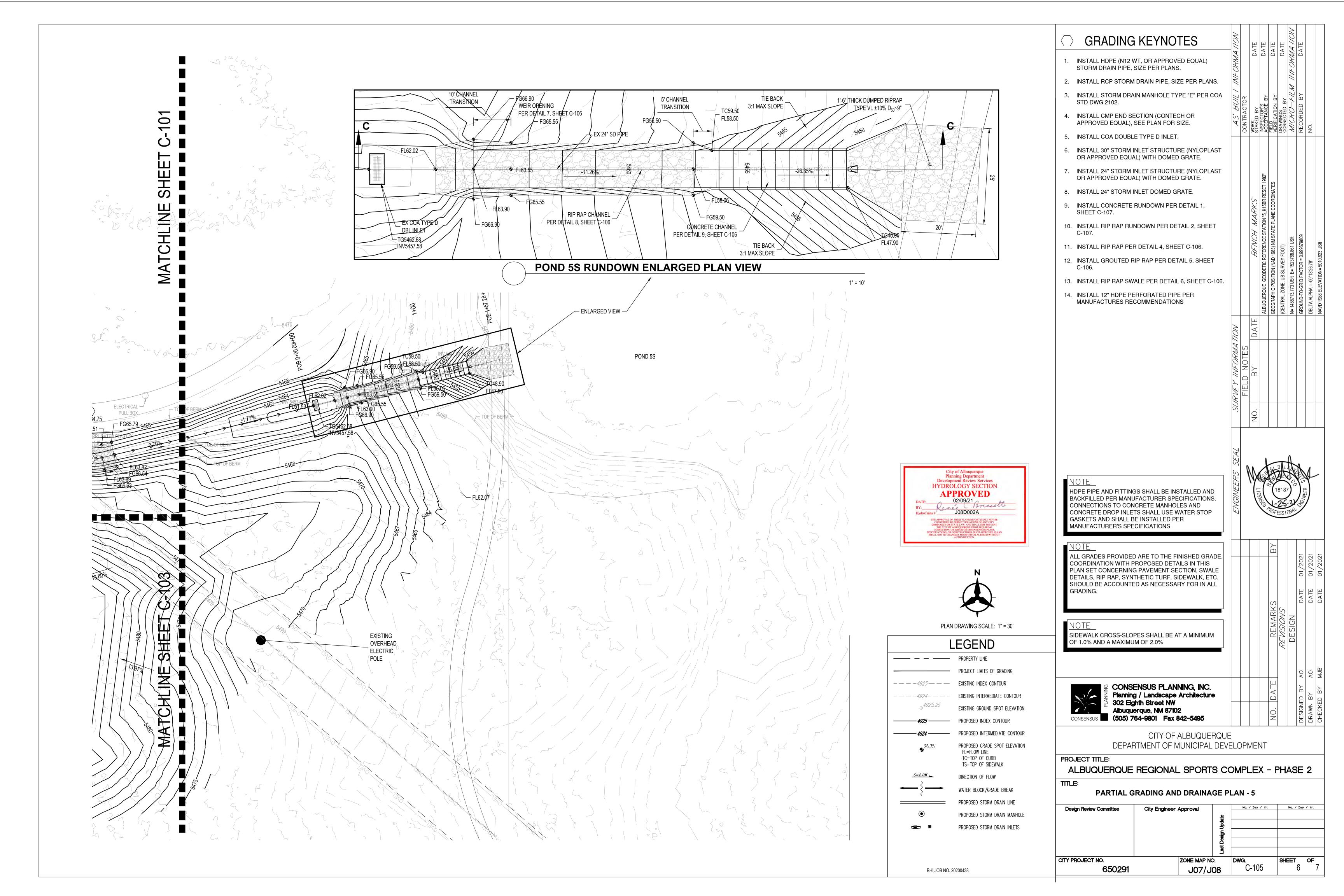
	26.75 PROPOSED GRADE SPOT ELEVAT FL=FLOW LINE TC=TOP OF CURB TS=TOP OF SIDEWALK	10N
Circ CAII	S=2.0% DIRECTION OF FLOW	
City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION	WATER BLOCK/GRADE BREAK	
APPROVED	PROPOSED STORM DRAIN LINE	
02/09/21 Renee Brissette	PROPOSED STORM DRAIN MANHO	OLE
Trans # J08D002A  THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUEQUE FROM REQUIRING	PROPOSED STORM DRAIN INLETS	ì

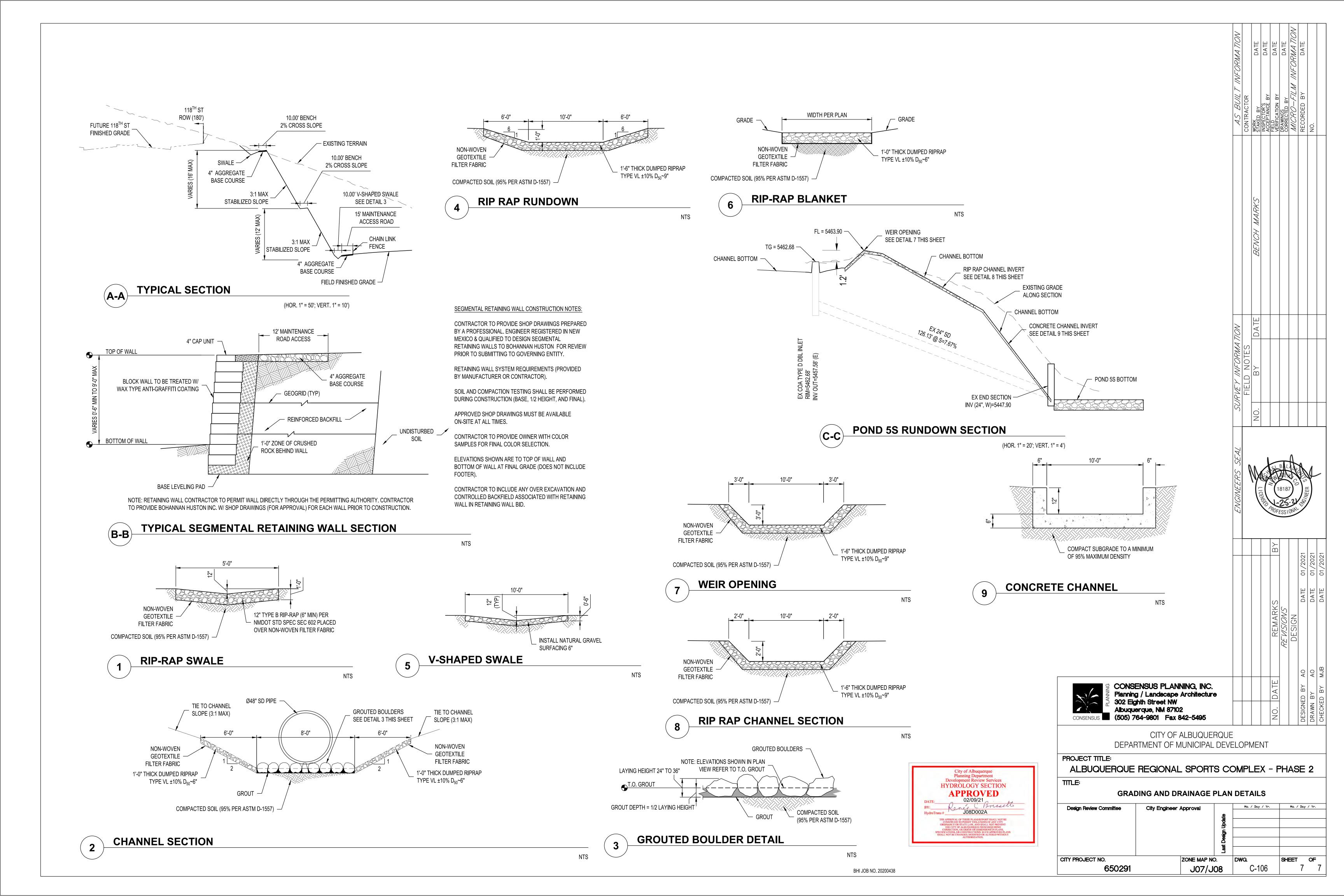


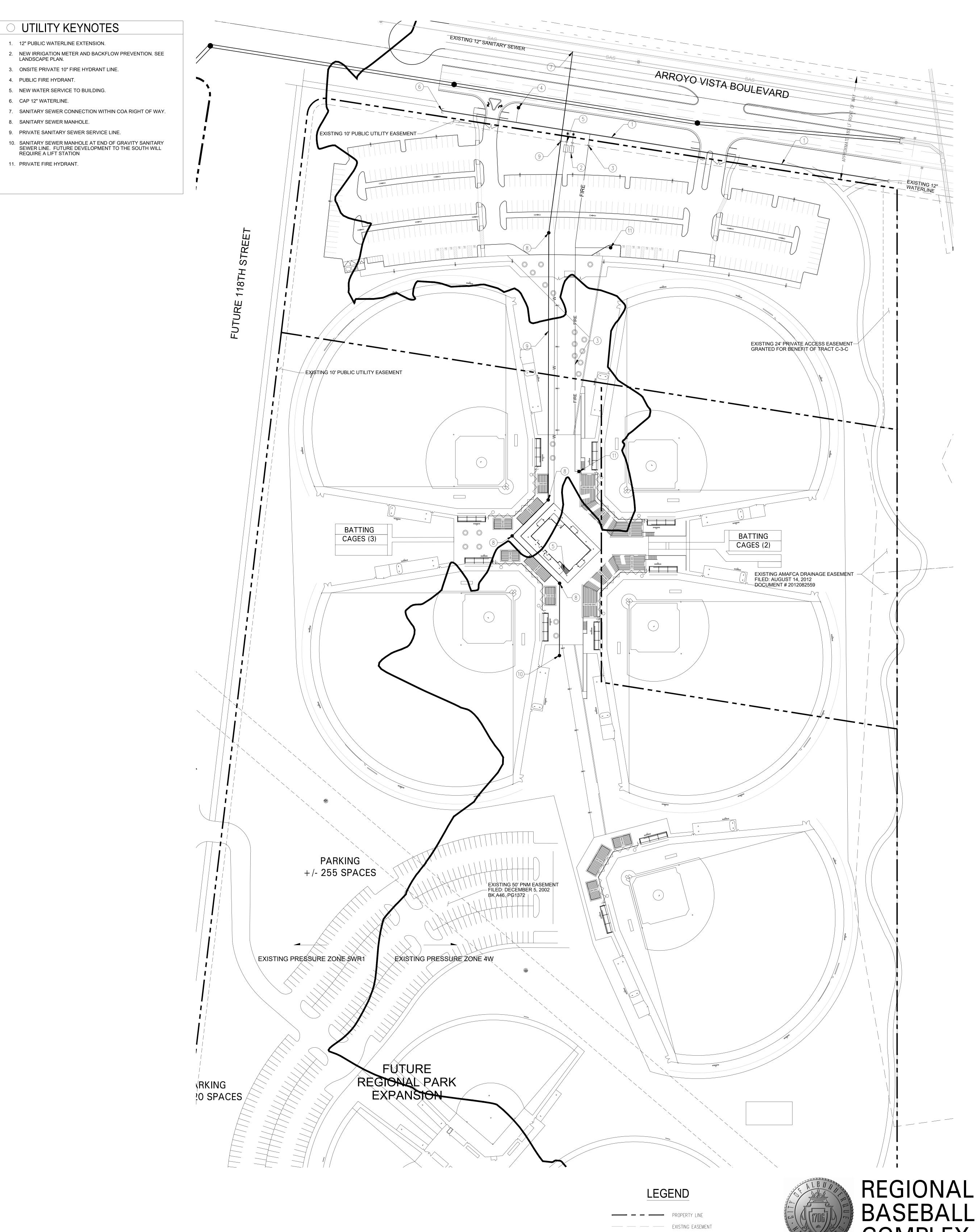










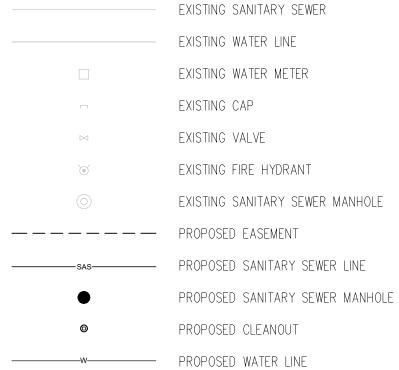




G. DONALD DUDLEY AIA

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UTILITIES ASSOCIATED WITH THIS PLAN HAVE ALL BEEN CONSTRUCTED UNDER PHASE 1 OF THE PROJECT.



PROPOSED VALVE

PROPOSED FIRE WATER LINE

PROPOSED HYDRANT PROPOSED CAP PROPOSED WATER METER

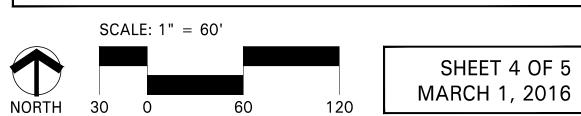


OWNER CITY OF ALBUQUERQUE

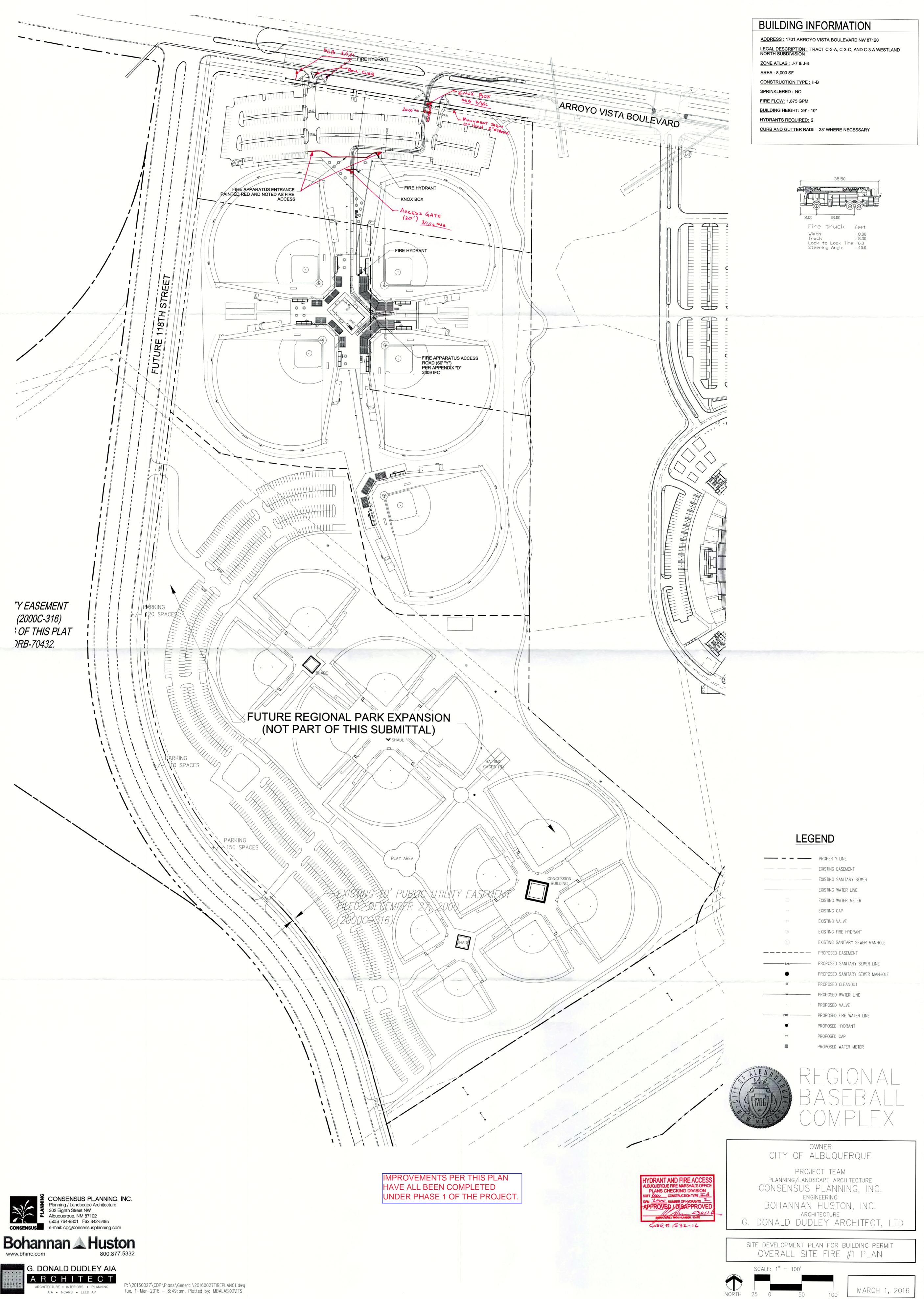
PROJECT TEAM PLANNING/LANDSCAPE ARCHITECTURE CONSENSUS PLANNING, INC.

**ENGINEERING** BOHANNAN HUSTON, INC. ARCHITECTURE G. DONALD DUDLEY ARCHITECT, LTD

SCALE: 1" = 60'



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PHASE 1 UTILITY PLAN



MARCH 1, 2016

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ARCHITECTURE . INTERIORS . PLANNING

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