

**LEGEND**

---	BOUNDARY LINE
---	EXISTING ROW
---	PROPOSED ROAD CENTER LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
○	PARKING SPACE COUNT
R	ADA RAMP
4	PROPOSED SIGN
4 ADA	PROPOSED ACCESSIBLE PARKING SPACE SIGN
4 S	PROP. STOP SIGN
BC	DIMENSION TO BACK OF CURB
PL	DIMENSION TO PROPERTY LINE
EP	DIMENSION TO EDGE OF PAVEMENT
B	DIMENSION TO BUILDING
□	PROPOSED LIGHT POLE/WALL PACK LIGHT
○	EXISTING LIGHT POLE
▨	PROPOSED REINFORCED CONCRETE PAVEMENT SEE DETAIL SHEET COB.1
▨	PROPOSED CONCRETE SIDEWALK SEE DETAIL SHEET COB.1
▨	PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL SHEET COB.1

- NOTES:**
- SEE SHEET COB.0 FOR CONSTRUCTION NOTES.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADI ARE 3.0' UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
  - ALL STRIPING SHALL BE 4" YELLOW PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. REFERENCE SHEET COB.2 FOR SPECIFICATIONS.

**SITE DATA**

EXISTING SITE AREA	2.72 ACRES
PROPOSED SITE AREA	2.72 ACRES (118,435 SF)
BUILDING AREA	5,630 SF
CURRENT ZONING DISTRICT	MIXED USE - MODERATE INTENSITY (MX-M)
*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT	

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	15'	144'
SIDE (NORTH)	15'	137'
SIDE (SOUTH)	15'	144'
REAR (EAST)	15'	72'

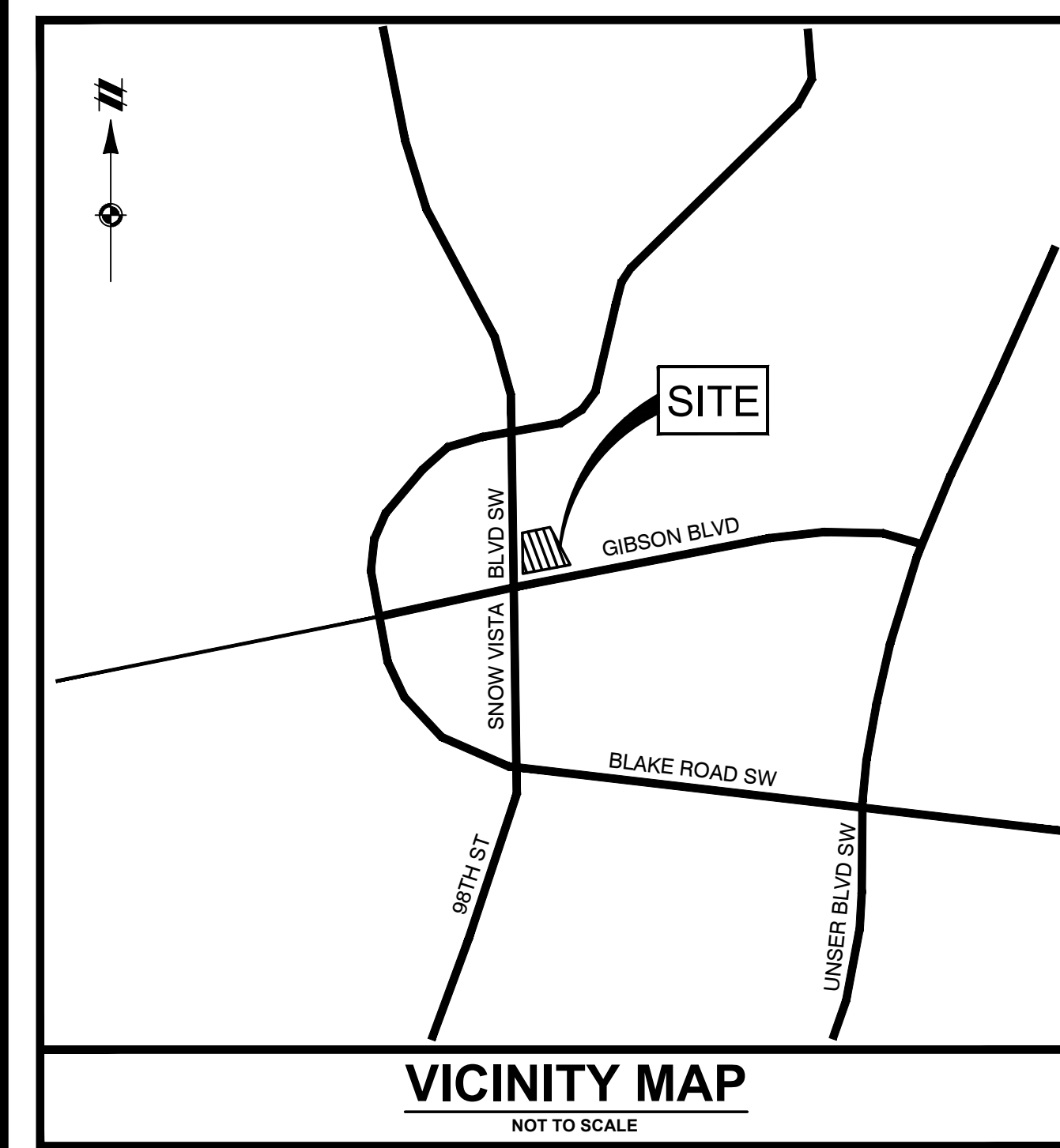
**PARKING DATA**

REQUIRED	24*
PROVIDED BUILDING SPACES	25**
PROVIDED PUMP SPACES	20
TOTAL	45

\*4 SPACES PER 1,000 SQUARE FEET BUILDING AREA  
\*\*20 STANDARD SPACES, 4 COMPACT SPACES (MAX 25%)  
1 MOTORCYCLE SPACE

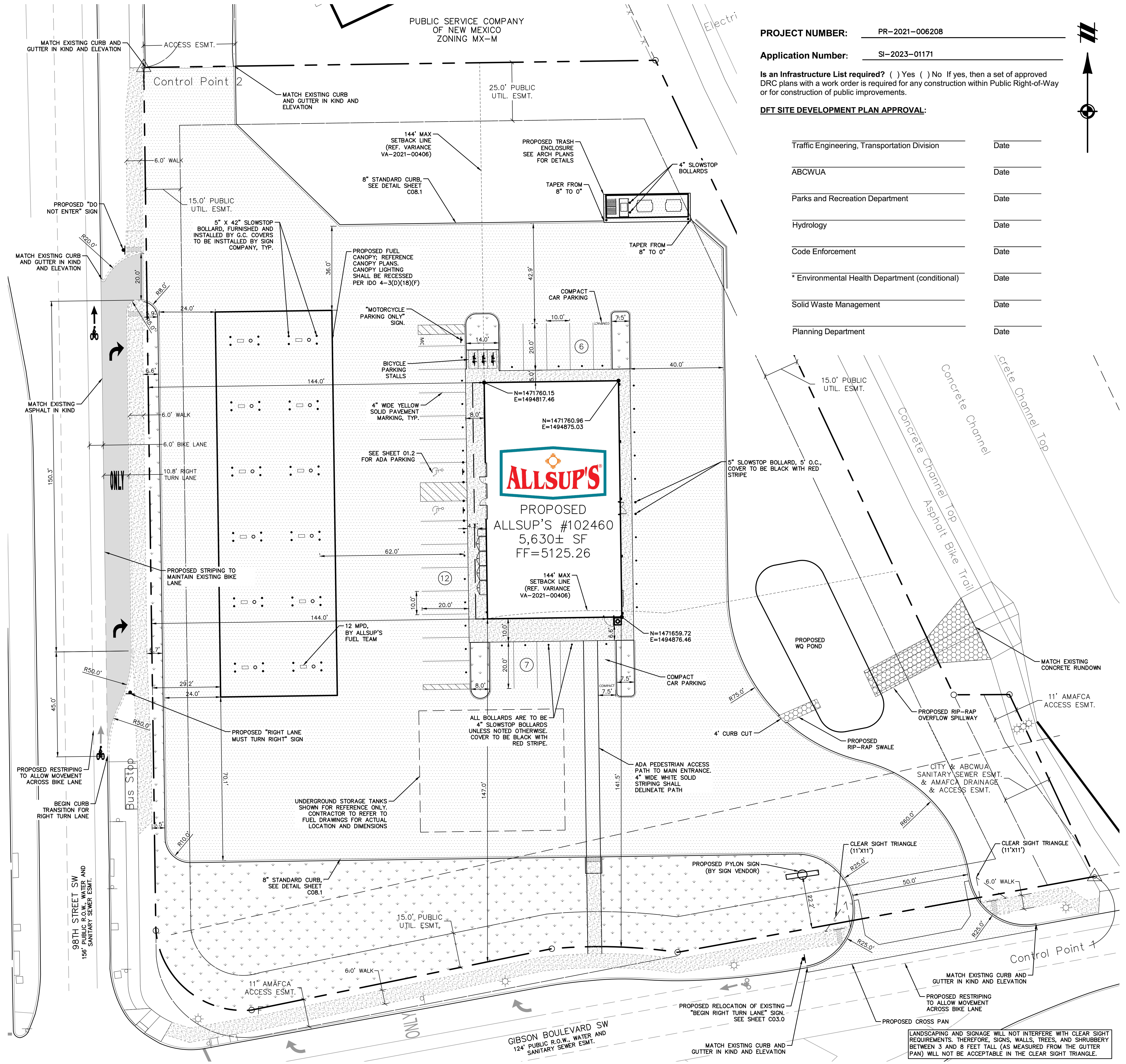
**PAVEMENT DATA**

1. CONCRETE -	76,560 SF
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**BASIS OF BEARING**

THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF TRACT E-5-A-2 AND USC&GS BRASS CAP "TRANS 1969" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCE ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD88



**PROJECT NUMBER:** PR-2021-006208

**Application Number:** SI-2023-01171

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

**811**  
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

SECTION 28  
TOWNSHIP 10 NORTH, RANGE 3 EAST  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC  
ALLSUP'S CONVENIENCE STORE #102460  
9501 GIBSON BLVD SW  
ALBUQUERQUE, NEW MEXICO 87121  
FINAL ENGINEERING PLANS  
SITE LAYOUT PLAN

DATE: 9/8/2023

REVISIONS

**CHRISTINE SWEET**  
PROFESSIONAL ENGINEER  
10/13/23

SCALE: 0 15 30  
1" = 20 FEET

DR. KJK | CH. CBS  
P.M. D. MADRUGA  
BOOK: --  
JOB: 22003692  
SHEET NO.: 10  
CAD FILE: 22003692-01.00.DWG



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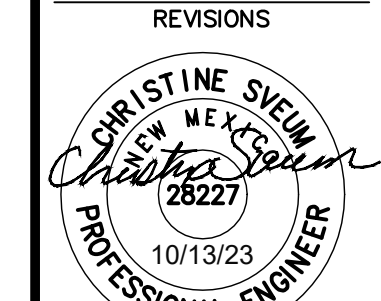
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 CONSTRUCTION DETAILS

DATE: 9/8/2023

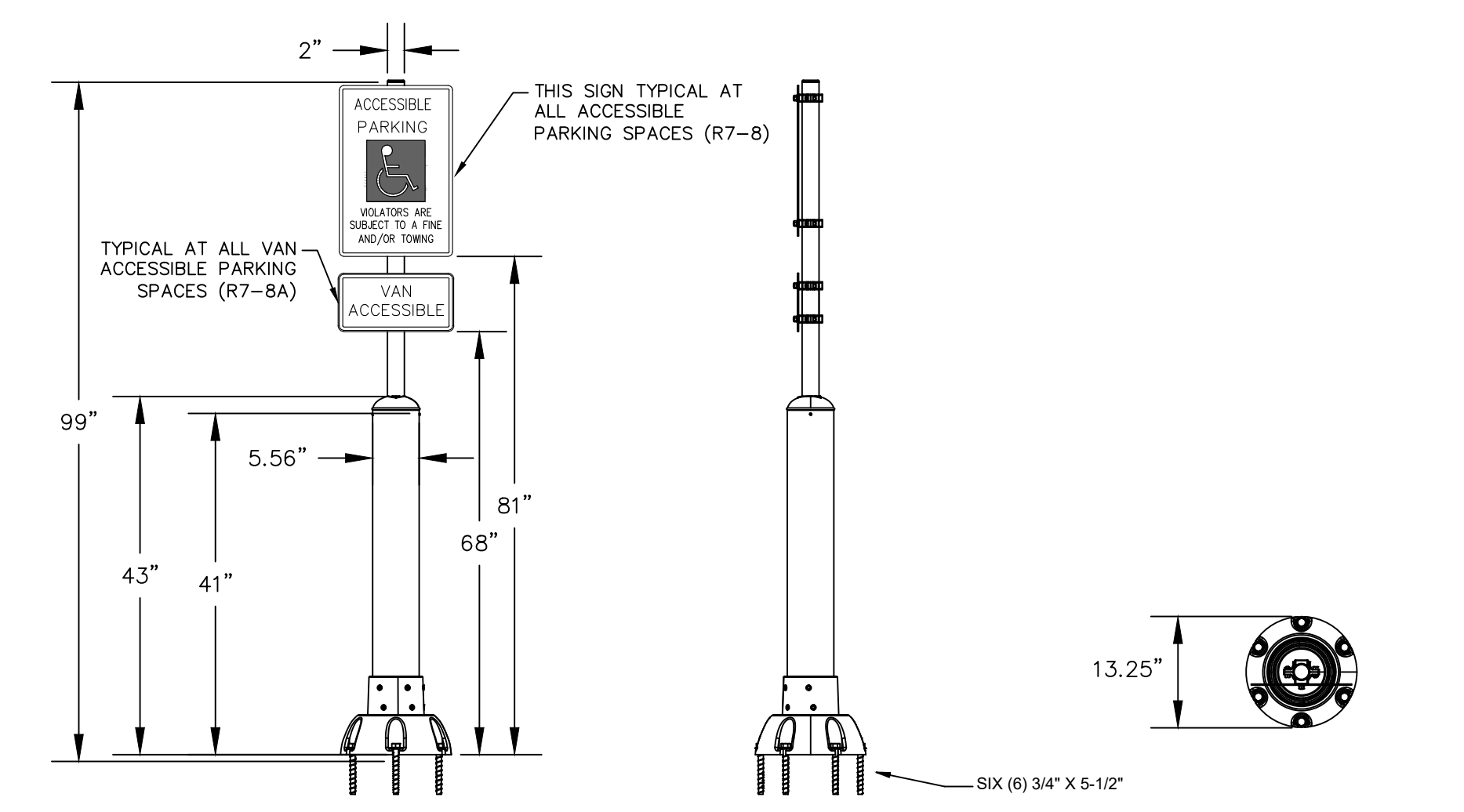
REVISIONS



DR. KJK	CH. CBS
P.M. D. MADRUGA	
BOOK	
JOB	22003692
SHEET NO.	11

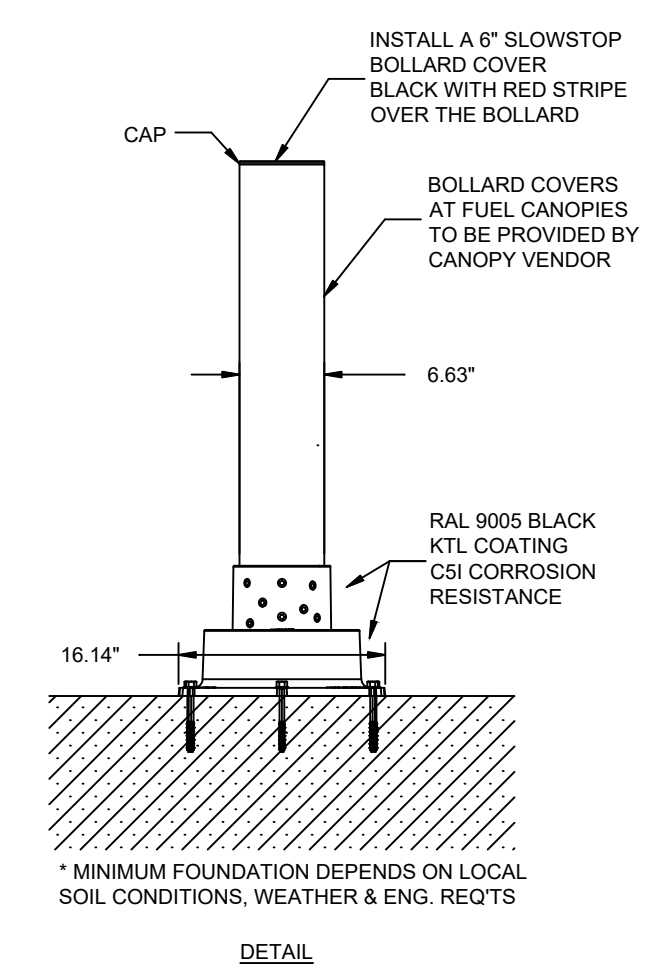
CAD FILE: 22003692-01-2.DWG

NOTE: ALL SIGN PANELS SHALL BE PROVIDED BY CLOVIS SIGN SERVICE. CONTRACTOR SHALL CONTACT BRENNON NEW AT 575-763-5623 TO OBTAIN SIGN PANELS.



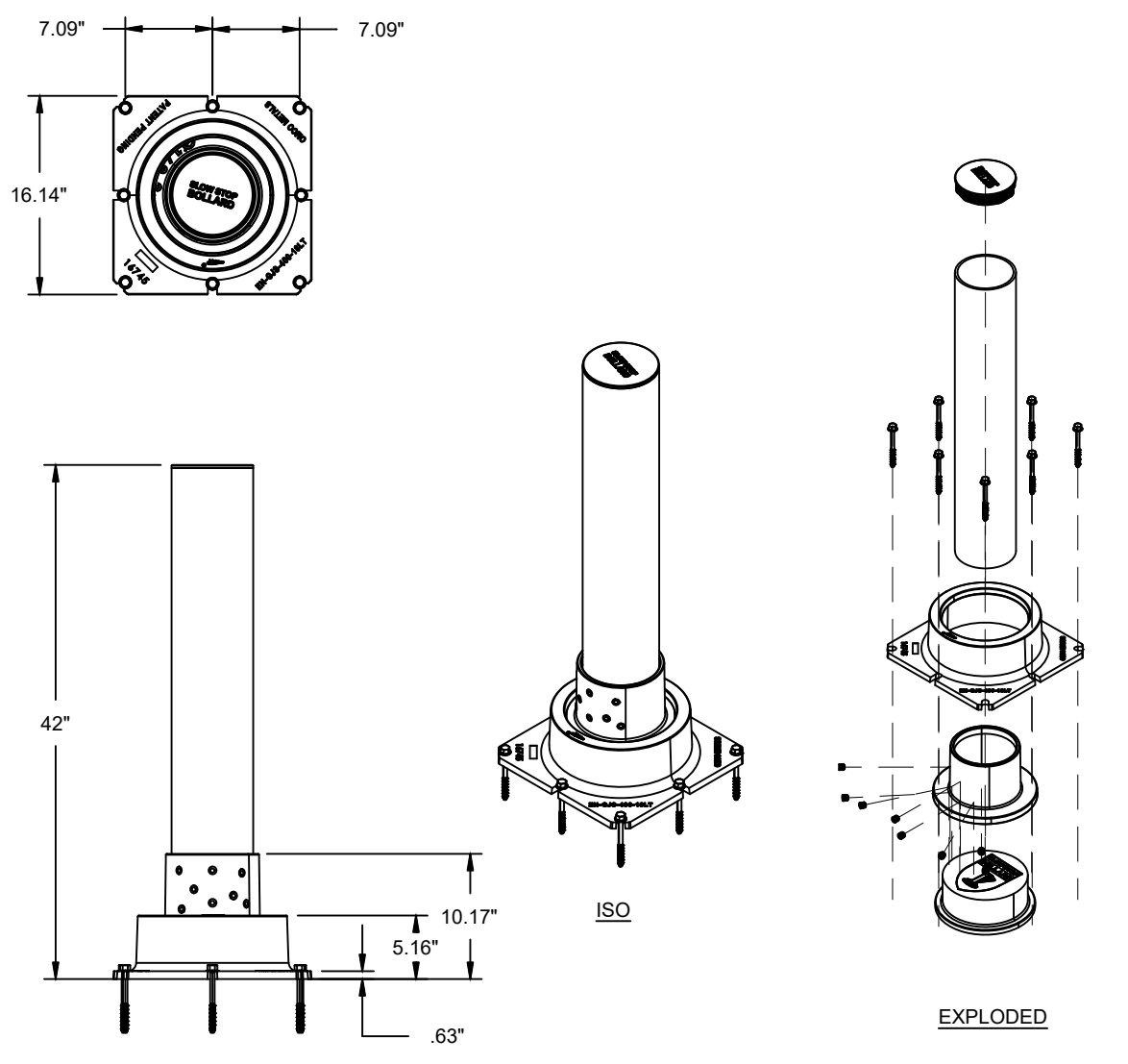
CONFIDENTIAL & PROPRIETARY	SIZE	PART NO.	DWG.	REV.
The drawing on this print and the information therein are property of SlowStop Guarding Systems, LLC, and shall not be used or discussed in whole or in part without the consent of SlowStop Guarding Systems, LLC.	A	SS5Y-42-SF-HC	SLOWSTOP 5' STOREFRONT BOLLARD SIGNPOST	1.0
4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SCALE	DATE	DATE	DATE
			29-SEP-2021	

5' SLOWSTOP BOLLARD SIGNPOST  
NOT TO SCALE



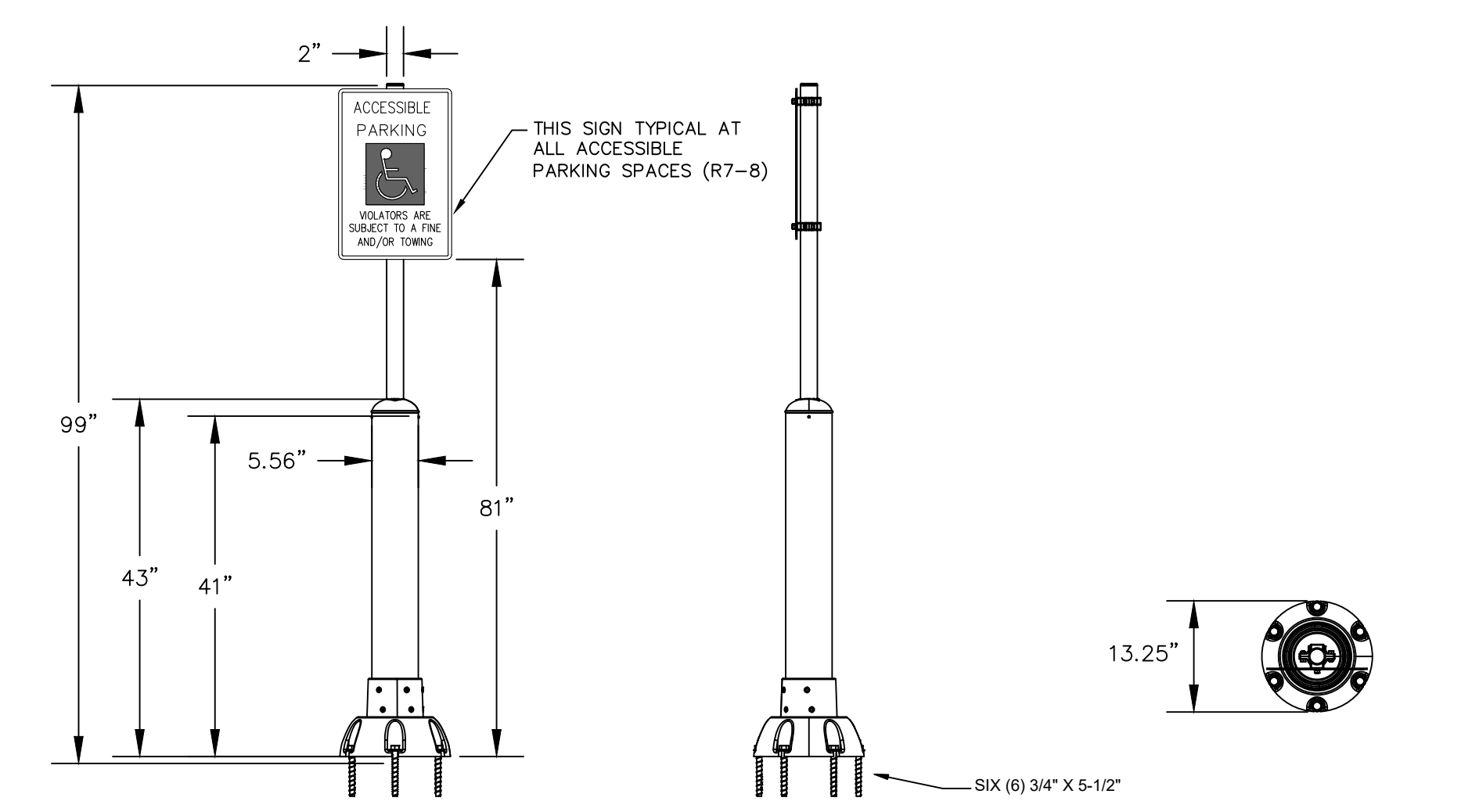
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The drawing on this print and the information therein are property of SlowStop Guarding Systems, LLC, and shall not be used or discussed in whole or in part without the consent of SlowStop Guarding Systems, LLC.	A	SS6Y-42	SLOWSTOP BOLLARD - n-6.63" X 42"	1.0
4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SCALE	DATE	DATE	DATE
			5-JUN-2017	

5' SLOWSTOP BOLLARD  
NOT TO SCALE



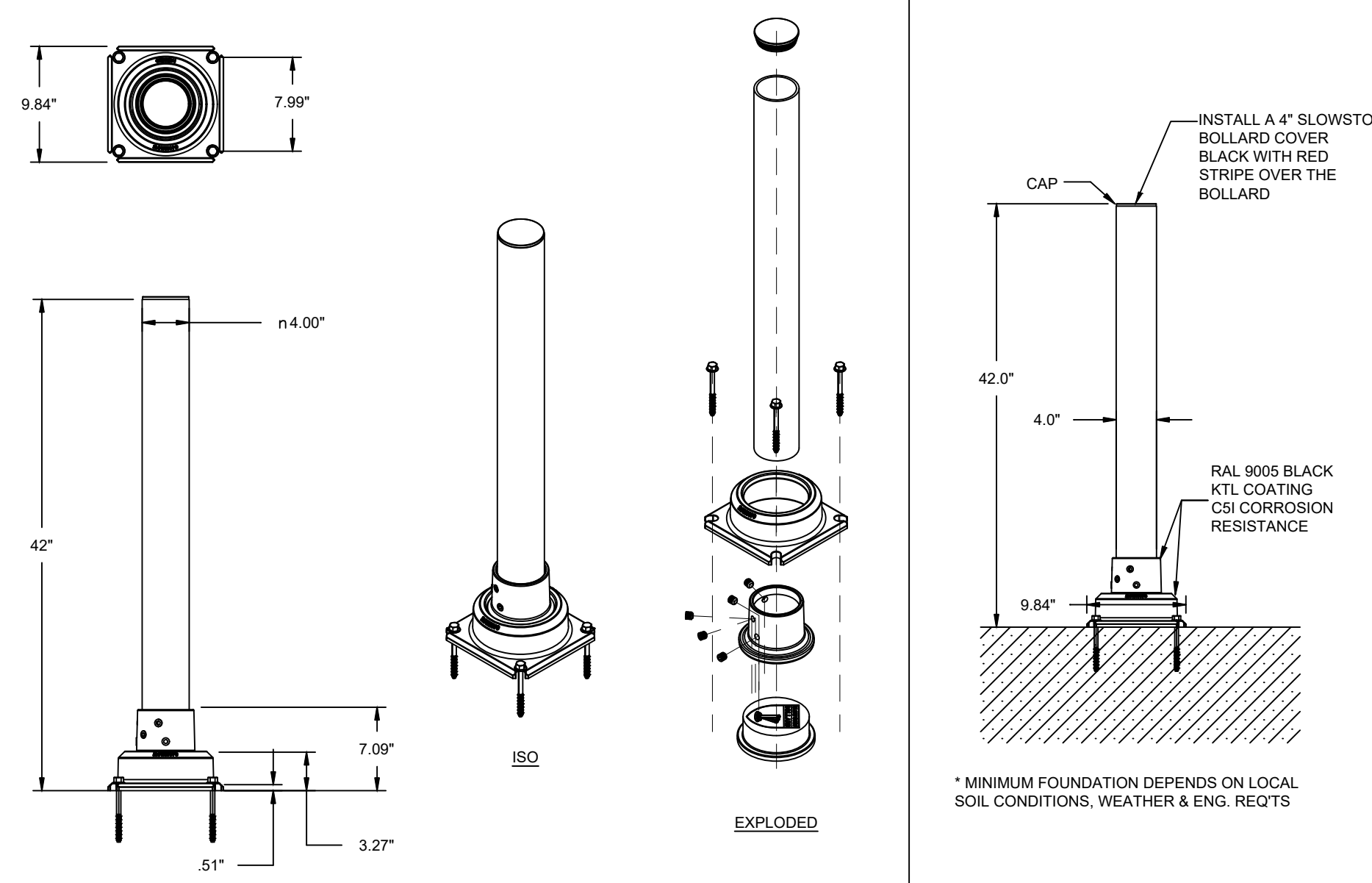
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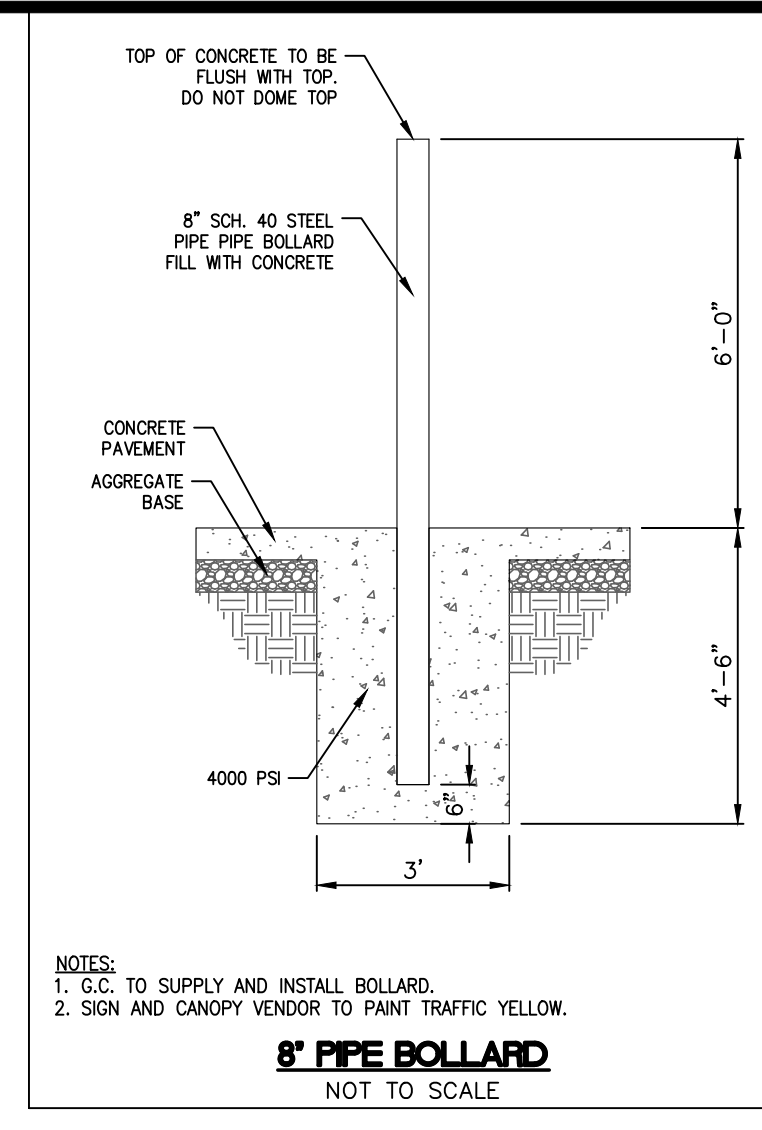
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4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SCALE	DATE	DATE	DATE
			29-SEP-2021	

5' SLOWSTOP BOLLARD SIGNPOST  
NOT TO SCALE



CONFIDENTIAL & PROPRIETARY	SIZE	PART NO.	DWG.	REV.
The drawing on this print and the information therein are property of SlowStop Guarding Systems, LLC, and shall not be used or discussed in whole or in part without the consent of SlowStop Guarding Systems, LLC.	A	SS4Y-42	SLOWSTOP BOLLARD - n-4" X 42"	2.0
4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SCALE	DATE	DATE	DATE
			17-MAY-2017	

4' SLOWSTOP BOLLARD  
NOT TO SCALE

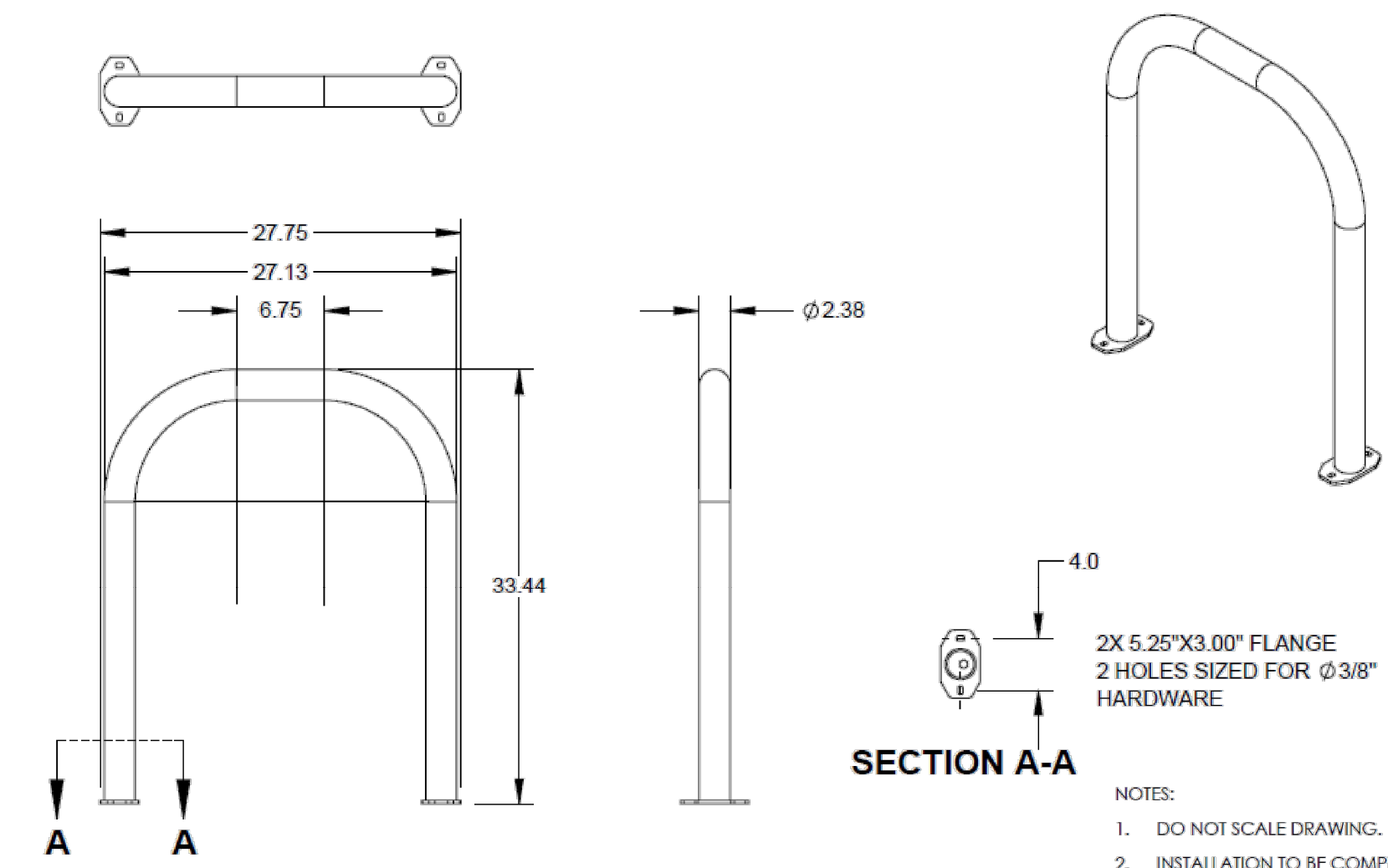


CONFIDENTIAL & PROPRIETARY	SIZE	PART NO.	DWG.	REV.
The drawing on this print and the information therein are property of SlowStop Guarding Systems, LLC, and shall not be used or discussed in whole or in part without the consent of SlowStop Guarding Systems, LLC.	A	SS8Y-42	8' PIPE BOLLARD	
4955 STOUT DR. - SAN ANTONIO, TX 78219 - (800) 736-5256	SCALE	DATE	DATE	DATE

8' PIPE BOLLARD  
NOT TO SCALE



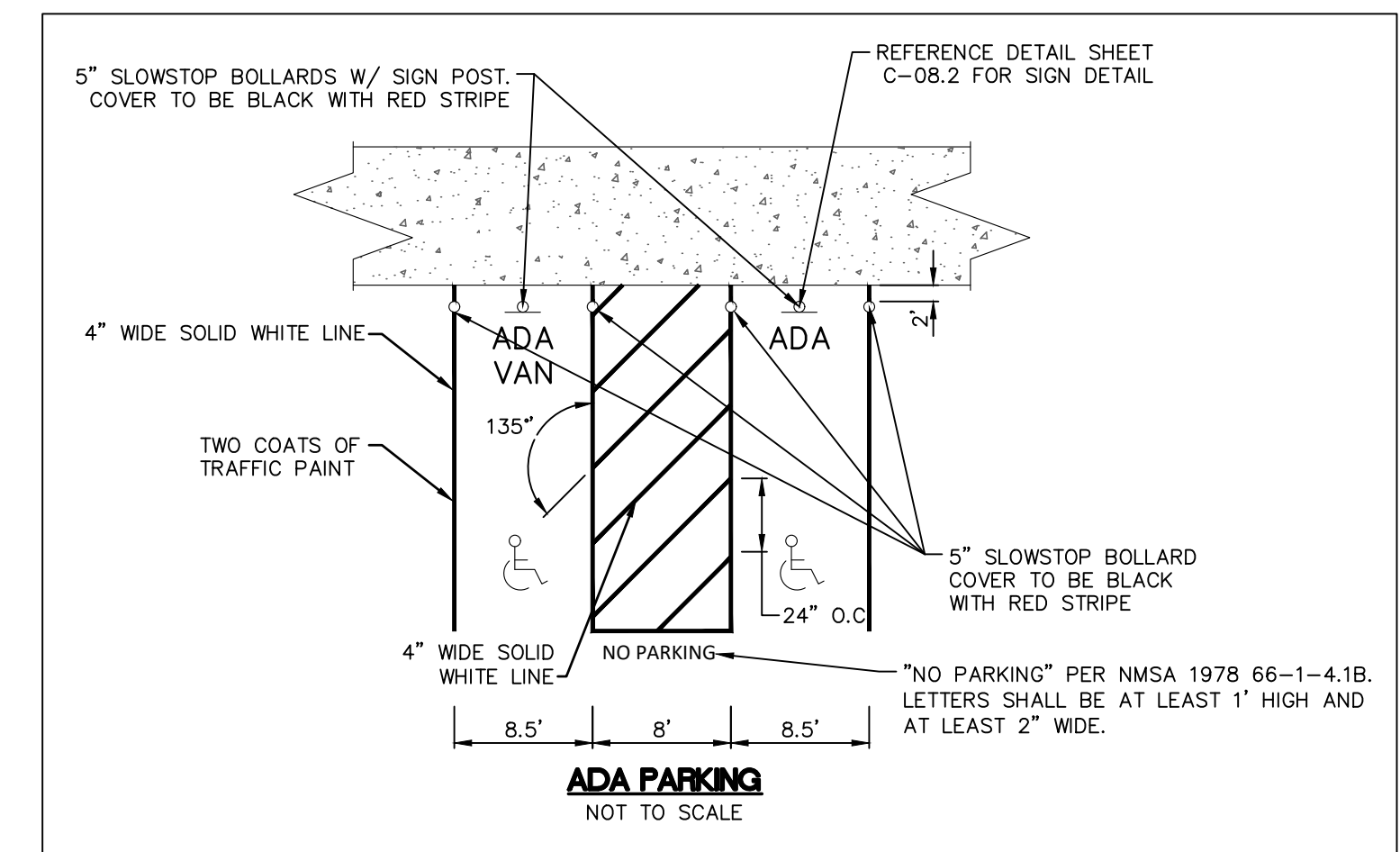
2-Bike Inverted-U Heavy-Duty Bike Rack  
Model: 116-1009 (Surface Mount)



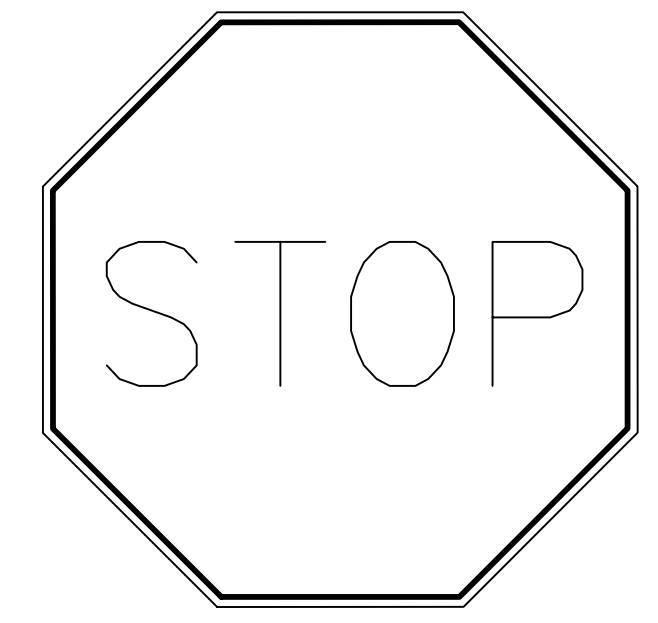
- SECTION A-A
- NOTES:
- DO NOT SCALE DRAWING.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - TOTAL WEIGHT: 26.4 LBS

Spec Sheet

The Park Catalog  
220 Congress Park Dr, Suite 215 Delray Beach, FL 33445 | 800-695-3503 | theparkcatalog.com



R6-1L  
NTS



R1-1  
30"x30"  
NTS



MOTORCYCLE PARKING ONLY-SIGN  
12"x18"  
NTS

5:12203692-01-2.DWG

**LEGEND**

---	BOUNDARY LINE
---XXX---	EXISTING CONTOUR
---XXX---	PROPOSED CONTOUR
---	EXISTING ROW
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING UNDERGROUND GAS
---	PROPOSED UNDERGROUND GAS
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND CABLE
---	EXISTING OVERHEAD CABLE
---	PROPOSED UNDERGROUND CABLE
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE/WALL PACK LIGHT
---	BLUE GRAMA GRASS SEEDED LAWN
---	ROCK MULCH
---	VALLEY GOLD (1" - 3" DEPTH WITH PERVIOUS FILTER FABRIC)
---	SOILUTIONS FOREST FLOOR MULCH, 4" DEPTH.
---	DETENTION POND SEED MIX

**DETENTION AREA SEED MIX**

TYPE	#PLS / AC
HILARIA JAMESII 'VIVA' - GALLETA	7.0
ORYZOPSIS HYMENOIDES 'PALOMA' - INDIAN RICE GRASS	5.0
BOUTELOUA GRACILIS 'HACHITA' BLUE GRAMA	2.0
BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOTS GRAMA	1.0
AGROPYRON SMITHII 'ARRIBA' - WESTERN WHEAT	1.0
SPOROBOLUS AIROIDES 'SALADO' ALKALI SCATON	1.0
ARTEMISIA FRIGIDA - FRINGED SAGEBUSH	.25
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	.25
SPHAERALCEA PARVIFOLIA - NELSON GLOBEMALLOW	.25
HELIANTHUS ANNUUS	.5
OENOTHERA PALLIDA - WHITE EVENING PRIMROSE	.25
BAILEYA MULTIRADATA - DESERT MARIGOSE	.25
ABRONIA FRAGRANS OR ABRONIA VILLOSA	.25
DALEA PURPUREA VAR PURPUREA - PURPLE PRARIE CLOVER	.25
MACHAeranthera canescens - HOARY TANSEYASTER	.25
BERLANDIERA LYRATA - CHOCLOATE FLOWER	.25
RATIBIDA COLUMNIFERA FORMA PULCHERRIMA - MEXICAN HAT	.25

**LANDSCAPE CALCULATIONS**

**ROW TREES**

21	ROW TREES REQUIRED (522 LF/25)
21	ROW TREES PROVIDED

**SITE LANDSCAPE**

118,435 SF	TOTAL SITE AREA
40,733 SF	LANDSCAPE AREA PROVIDED (34% OF TOTAL SITE)
16,408 SF	GRAVEL LANDSCAPE AREA PROVIDED
2,629 SF	TREE VEGETATED AREA (SITE LANDSCAPE) PROVIDED
4,160 SF	SHRUB VEGETATED AREA PROVIDED
30,459 SF	ROCK MULCH (75% OF LANDSCAPE AREA)
758 SF	PARKING LOT LANDSCAPE AREA (11% OF 6,757 SF PARKING LOT AREA)

**LANDSCAPE NOTES**

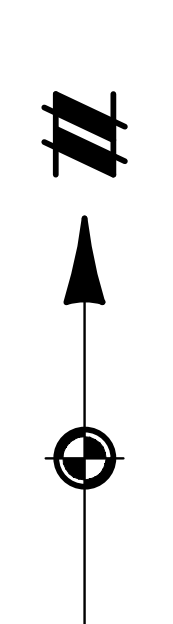
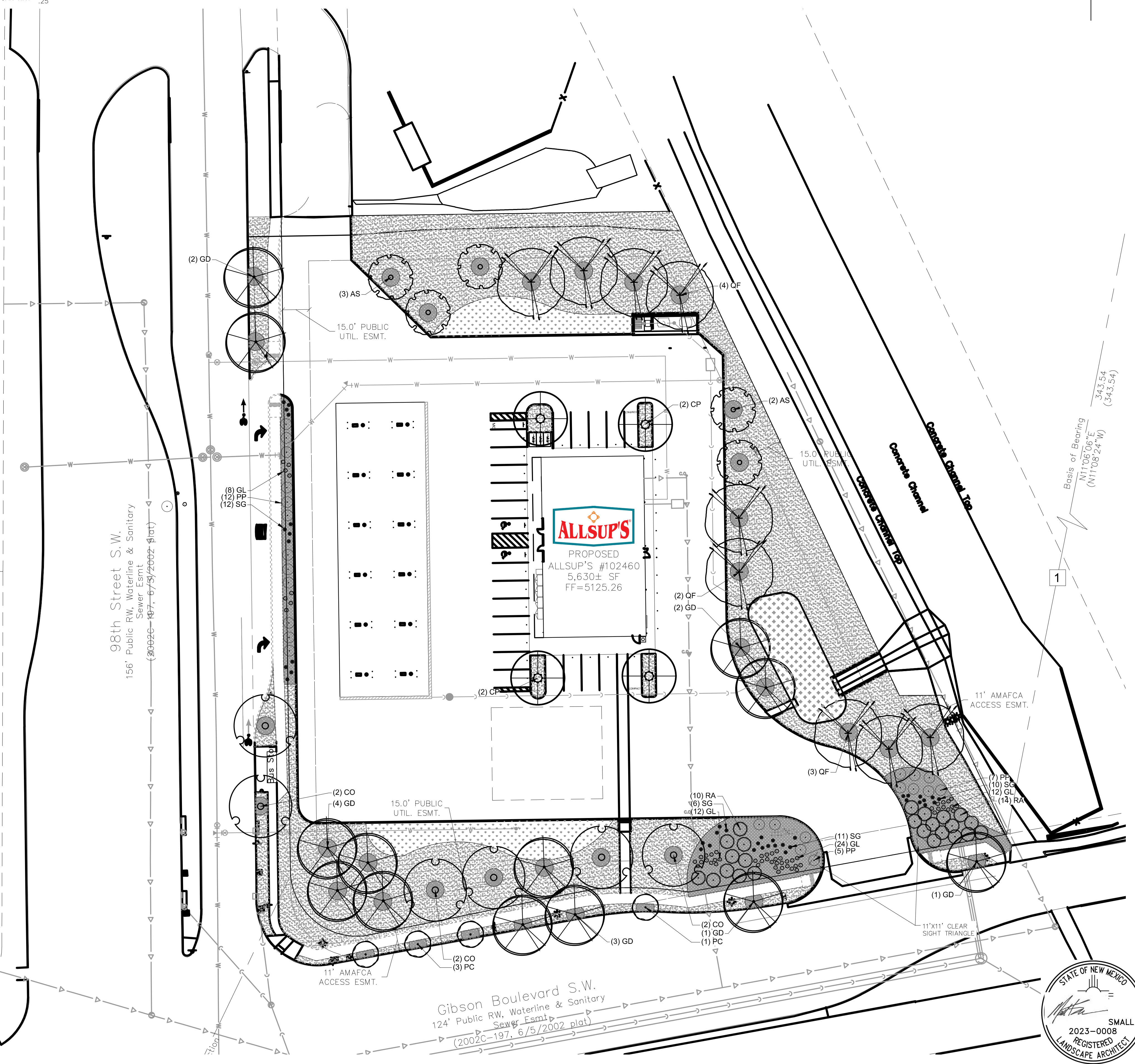
- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANS) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL WEED BARRIER SHALL BE PERMEABLE AND ONLY INSTALLED IN AREAS NOT TO RECEIVE ORGANIC MULCH.
- PROVIDE A MINIMUM OF 5' RADIUS OF ORGANIC MULCH, BUT NOT DIRECTLY AGAINST THE TRUNK, FOR ALL TREES WITH A DEPTH OF 4".
- ALL SHRUBS WITHIN ANY SITE TRIANGLES SHALL BE LESS THAN 30" MATURE HEIGHT.
- ALL TREES THAT OVERHANG PUBLIC WALKS SHALL MAINTAIN 8' CLEARANCE WITH 9' CLEARANCE MAINTAINED OVER PUBLIC ROADS.
- TREES IN PUBLIC ROW SHALL BE IRRIGATED AND COMPLY WITH MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994. A SEPERATE VALVE SHALL BE PROVIDED FOR REQUIRED IRRIGATION IN PUBLIC ROW.
- ALL ON SITE LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATE DRIP IRRIGATION SYSTEM FOR SHRUBS AND TREES. ANY TURF AREAS SHALL BE IRRIGATED WITH SPRAY IRRIGATION AS REQUIRED. SPRAY IRRIGATION SHALL NOT OVERSPRAY ON HARD SURFACES INCLUDED WALKWAYS AND PARKING AREAS.
- TREES SHALL NOT BE PLANTED IN EASEMENTS.
- TREES SHALL MAINTAIN A MINIMUM OF 10' CLEAR FROM CENTERLINE OF SEWER OR WATER LINES, ALONG WITH OTHER REQUIREMENTS FOR UTILITIES.
- ALL LANDSCAPING WORK SHALL ADHERE TO CITY OF ALBUQUERQUE STANDARD DETAILS AND SPECIFICATIONS.

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE SIZE (H x W)
AS	5	Acer negundo 'Sensation' / Sensation Box Elder	B&B	2" Cal.	30' x 25'	
CO	6	Celtis occidentalis / Common Hackberry	B&B	2" Cal.	40' x 40'	
GD	13	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B	2" Cal.	60' x 40'	
CP	4	Pistacia chinensis / Chinese Pistache	B&B	2" Cal.	30' x 30'	
PC	4	Prunus cerasifera / Purple-leaf Plum	B&B	2" Cal.	20' x 15'	
QF	9	Quercus fusiformis / Texas Live Oak	B&B	2" Cal.	50' x 50'	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	O.C	MATURE SIZE (H x W)
GL	56	Gaura lindheimeri / Gaura	1 gal.			3' x 2'
PP	24	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	1 gal.			1.5' x 6'
RA	24	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	1 gal.			14" x 8'
SG	39	Salvia greggii / Autumn Sage	1 gal.			2' x 2'



**Know what's below. Call before you dig.**

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SECTION 28

TOWNSHIP 10 NORTH, RANGE 3 EAST

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

---

CLIENT: **BW GAS & CONVENIENCE RETAIL, LLC**

ALLSUP'S CONVENIENCE STORE #102460

9501 GIBSON BLVD. SW

ALBUQUERQUE, NEW MEXICO 87121

FINAL ENGINEERING PLANS

LANDSCAPE PLAN

---

DATE: 9/8/2023

---

REVISIONS

---

SCALE: 0 15 30

1" = 30 FEET

DR. KJK | CH. CBS

P.M. D. MADRUGA

BOOK: --

JOB: 22003692

SHEET NO. L010

GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS, SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE Drip Line of ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
10. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.
15. LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC, ZONED AND COVER ALL PLANT AND TURF AREAS. TURF AREAS SHALL BE IRRIGATED WITH POP-UP ROTARY HEADS. ALL TREE, SHRUB, AND PERENNIAL BEDS SHALL BE IRRIGATED WITH DRIP SYSTEM. SYSTEM SHALL INCLUDE A WIRELESS RAIN/FREEZE SENSOR MOUNTED ON BUILDING WALL PARAPET OR APPROVED LOCATION. APPROVED IRRIGATION MANUFACTURERS INCLUDE: TORO, HAINBIRD AND HUNTER BRANDS. LANDSCAPE CONTRACTOR SHALL INCLUDE A TRAINING SESSION WITH THE OWNER (OR REPRESENTATIVE) DEMONSTRATING THE OPERATION OF THE SYSTEM AND THE CONTROLLER. AS PART OF THIS TRAINING, PROVIDE ONE SPRING START-UP AND ONE FALL SHUT-DOWN OF THE SYSTEM.

GENERAL PLANTING NOTES

- 1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GROWTH, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE Drip Line of ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE. LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS.
8. PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
9. EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.
EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
10. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.
B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.
IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
11. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
12. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
13. ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
14. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

LANDSCAPE PLANTING SPECIFICATIONS

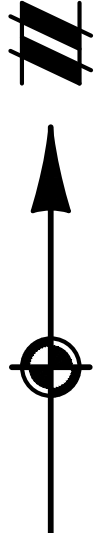
- 1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOLD OR SPHAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GROUND COVER TO WITHIN 12" OF TREES OR SHRUBS. REMOVE ALL STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS. ALL LANDSCAPE AREAS, PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4" OF TOPSOIL OVER FILL MATERIAL AND GROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE GRADING PLAN
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOLD OR SPHAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL USED SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP MULCH. ALL EVERGREEN AND DECIDUOUS TREES (IF USED) TO RECEIVE 6" DEEP SHREDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 5"-0" DIA. AT TREES AND 18" BEYOND SHRUB DRIP LINES.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
7. EDGING: EDGING SHALL BE SPADE EDGED.
8. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
9. PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
10. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

PLANT MATERIAL NOTES

- 1. PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
2. ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
3. PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
4. LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
5. PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
6. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
INSTALLATION OF PLANT MATERIAL NOTES
1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.
PLANT MATERIAL MAINTENANCE AND WARRANTY NOTES
1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:
PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION
LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:
TREES, SHRUBS, AND GROUND COVERS: ONE YEAR AFTER FINAL ACCEPTANCE SOD AND SEEDED AREAS: 90 DAYS AFTER FINAL ACCEPTANCE PERENNIALS: 90 DAYS AFTER FINAL ACCEPTANCE
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

LAWN AND SEEDBED NOTES

- 1. LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
2. LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
3. SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.
4. PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN.
5. APPLY SEED AT THE APPROPRIATE RATE, PER D.O.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
6. PROTECT ALL SEEDED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES LOOSE MEASUREMENT OVER SEEDED AREA.
7. TREATMENTS SUCH AS JUTE MESH, EXCLOSUR MATTING, OR FIBERGLASS ROVING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.
SEEDBED PREPARATION
1. ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND PLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.
2. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
3. APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND/BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:
• TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) - RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET
• LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
(LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
4. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. INDICENTLY, THE OWNER OR ITS REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS WHO ARE ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 28
TOWNSHIP 10 NORTH, RANGE 3 EAST
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC
ALLSUIP'S CONVENIENCE STORE #102460
9501 GIBSON BLVD SW
ALBUQUERQUE, NEW MEXICO 87121
FINAL ENGINEERING PLANS
LANDSCAPE DETAILS

DATE: 9/8/2023

REVISIONS table with columns for description, date, and initials.

DR. KJK | CH. CBS
P.M. D. MADRUGA
BOOK --
JOB 22003692
SHEET NO. L011



**LEGEND**

- BOUNDARY LINE
- - - EXISTING ROW
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ▷▷- EXISTING SANITARY SEWER
- ▷▷- PROPOSED SANITARY SEWER
- ▷▷- EXISTING STORM SEWER
- ▷▷- PROPOSED STORM SEWER
- W-W- EXISTING WATER LINE
- W-W- PROPOSED WATER LINE
- C-C- EXISTING UNDERGROUND GAS
- C-C- PROPOSED UNDERGROUND GAS
- T-T- EXISTING UNDERGROUND TELEPHONE
- T-T- PROPOSED UNDERGROUND TELEPHONE
- OHT-OHT- EXISTING OVERHEAD TELEPHONE
- OHT-OHT- PROPOSED OVERHEAD TELEPHONE
- E-E- EXISTING UNDERGROUND ELECTRIC
- E-E- PROPOSED UNDERGROUND ELECTRIC
- OHE-OHE- EXISTING OVERHEAD ELECTRIC
- OHE-OHE- PROPOSED OVERHEAD ELECTRIC
- TV-TV- EXISTING UNDERGROUND CABLE
- TV-TV- PROPOSED UNDERGROUND CABLE
- X-X- EXISTING FENCE
- X-X- PROPOSED FENCE
- ⊕ EXISTING LIGHT POLE
- ⊕ PROPOSED LIGHT POLE/WALL PACK LIGHT
- ⊕ PROPOSED SHRUBS

- PROPOSED DECIDUOUS TREES
- BLUE GRAMA GRASS SEEDED LAWN - IRRIGATED W/ MULTI-STREAM ROTATING HYDRANTS
- DECORATIVE ROCK MULCH, VALLEY GOLD (1") - 3" DEPTH WITH PERVIOUS FILTER FABRIC. NON-IRRIGATED
- SOILUTIONS FOREST FLOOR MULCH, 4" DEPTH. PROVIDE (1) .5 GPM NON-ADJUSTABLE BUBBLER PER TREE

- POC IRRIGATION POINT OF CONNECTION, 3/4" WATER METER W/ 1" R.P. BACKFLOW PREVENTER; 24± GPM FLOW REQUIRED. REUSE WATER SERVICE IF AVAILABLE

- IRRI IRRIGATION CONTROLLER & RAIN SENSOR, SIX STATIONS, HUNTER NODE, STATION BATTERY OPERATED CONTROL MODULE & RAIN SENSOR.

- IRRI IRRIGATION MAIN: 1-1/4" CLASS 200 SOLVENT WELD IRRIGATION MAIN W/ SCH 80 PVC FITTINGS; 30"± DEPTH; PROVIDE A 5"± HORIZONTAL SEPARATION FROM OTHER POTABLE LINE(S).

- IRRI IRRIGATION SLEEVES: 4" SCH 80 PVC FOR DRIVEWAY CROSSINGS AND MULTIPLE LATERAL LINES CROSSINGS; 2" SCH 40 PVC FOR SINGLE LATERAL LINE AND CONTROL WIRES CROSSINGS. SOLVENT WELD ALL JOINTS AT CROSSINGS.

- IRRI IRRIGATION MAIN BLOW-OFF ASSEMBLY: 1-1/4" SCH 80 PVC BALL VALVE WITHIN A JUMBO VALVE BOX PROVIDE FILTER FABRIC AND GRAVEL.

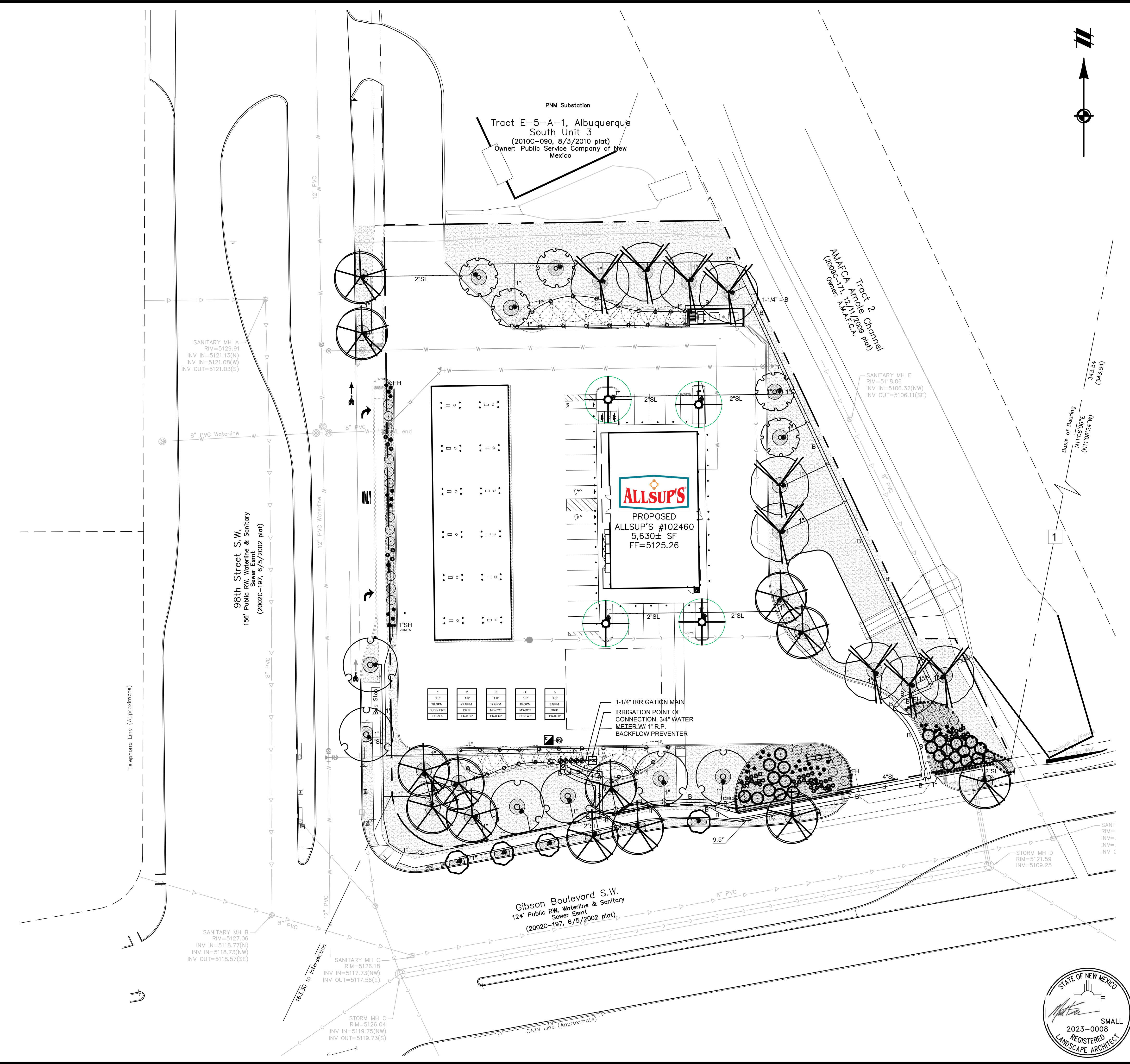
- IRRI IRRIGATION ZONE CONTROL VALVE, 1" PLASTIC BODY; GLOVE CONFIGURATION; 24± GPM FLOW LIMIT; THREE VALVES WITHIN A JUMBO VALVE BOX; DBR WIRE CONNECTORS, PROVIDE PLASTIC ID & WARNING TAGS, NON-WOVEN FILTER FABRIC AND .5" DIAM. GRAVEL.


- IRRI IRRIGATION TREE BUBBLERS: .5 GPM PRESSURE COMPENSATING W/ CHECK VALVE; NON-ADJUSTABLE UMBRELLA PATTERN BUBBLER NOZZLE, ONE NOZZLE PER TREE. PLACE BUBBLER UPHILL FROM EDGE OF ROOTBALL.

- IRRI DRIP IRRIGATION ASSEMBLY COMPONENTS: IN-LINE TUBING, 0.92 GPH EMITTERS 12" O.C., 24"± BETWEEN TUBING SECTIONS.
- PVC TO TUBING INTER-CONNECTING FITTING
- TUBING TO TUBING INTER-CONNECTING FITTING
- AUTOMATIC LINE FLUSHING VALVE
- 1"SH 1" PVC SUPPLY HEADER ASSEMBLY
- EH EXHAUST HEADER ASSEMBLY

**IRRIGATION NOTES**

1. PIPING AND ELEMENTS MAY BE SHOWN ON PAVED SURFACES, OUTSIDE PROPERTY LINE OR THROUGH VEGETATION FOR GRAPHIC CLARITY ONLY. ACTUAL LOCATION SHALL BE WITHIN THE PROJECT'S LANDSCAPE DESIGNATED AREA(S).
2. ALL ELEMENT(S) INCLUDING BACKFLOW PREVENTER, INSTALLATION SHALL COMPLY W/ THE CITY OF ALBUQUERQUE, NM APPLICABLE IRRIGATION RULES & REGULATIONS.






**Know what's below.**  
Call before you dig.

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SECTION 28	TOWNSHIP 10 NORTH, RANGE 3 EAST	CITY OF ALBUQUERQUE
		BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC  
 ALLSUP'S CONVENIENCE STORE #102460  
 9501 GIBSON BLVD. SW  
 ALBUQUERQUE, NEW MEXICO 87121  
 FINAL ENGINEERING PLANS  
 IRRIGATION PLAN

DATE: 9/8/2023

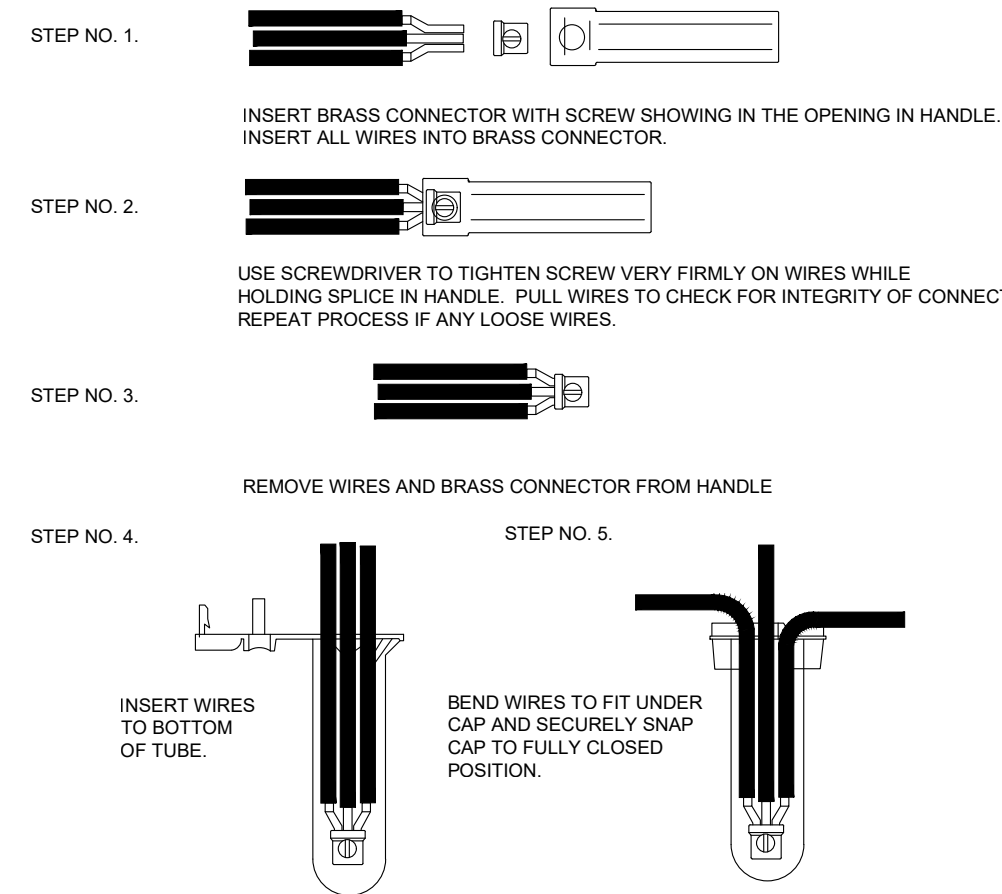
SCALE: 0 15 30  
1" = 30 FEET

DR. KJK CH. CBS  
P.M. D. MADRUGA  
BOOK: --  
JOB: 22003692  
SHEET NO.: LI010



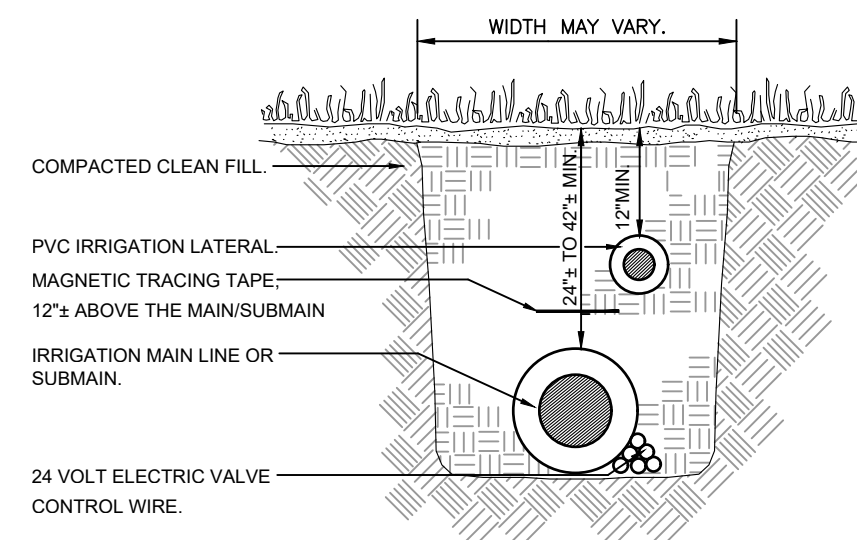
SMALL REGISTERED LANDSCAPE ARCHITECT  
2023-0008

CAD FILE: 22003692-LI-01-03-01-DWG



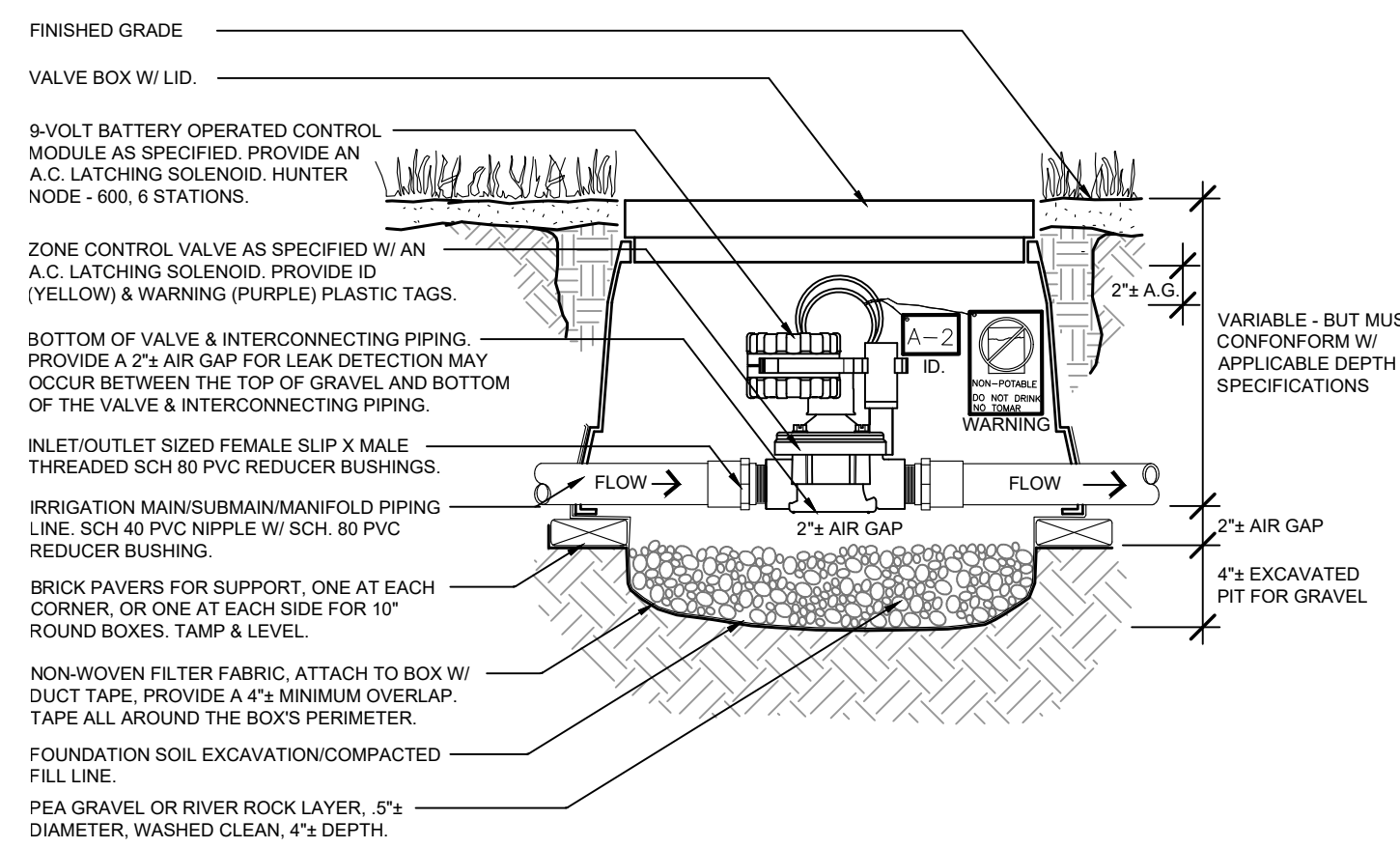
- NOTES:**
- TURN OFF POWER BEFORE INSTALLING OR REMOVING CONNECTOR.
  - ALL ELECTRICAL WORK SHOULD BE DONE ACCORDING TO MANUFACTURER SPECIFICATIONS AND ALSO APPROPRIATE ELECTRICAL CODES.

**CM1 24-VOLT WIRE CONNECTION DETAIL**  
SCALE: N.T.S.



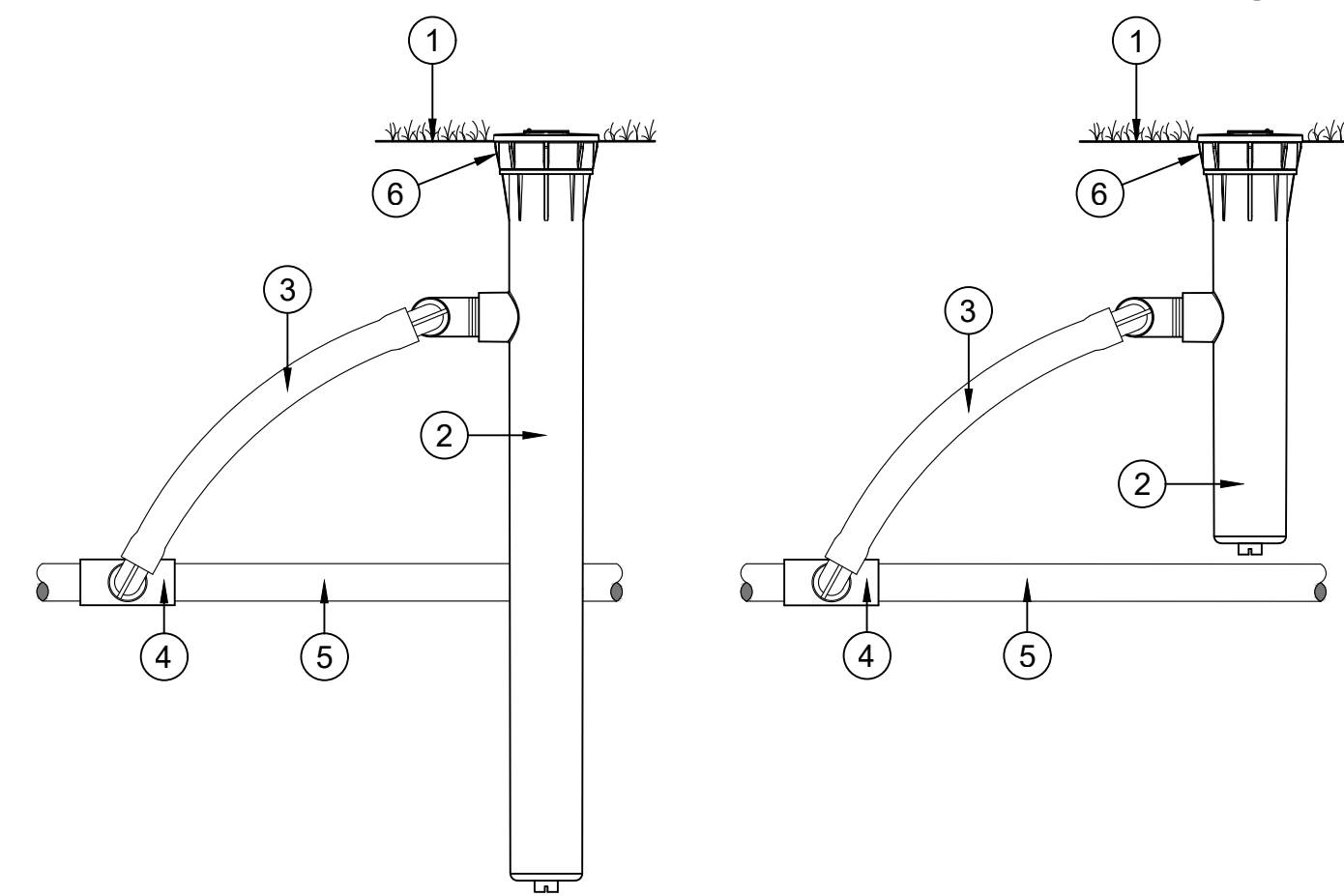
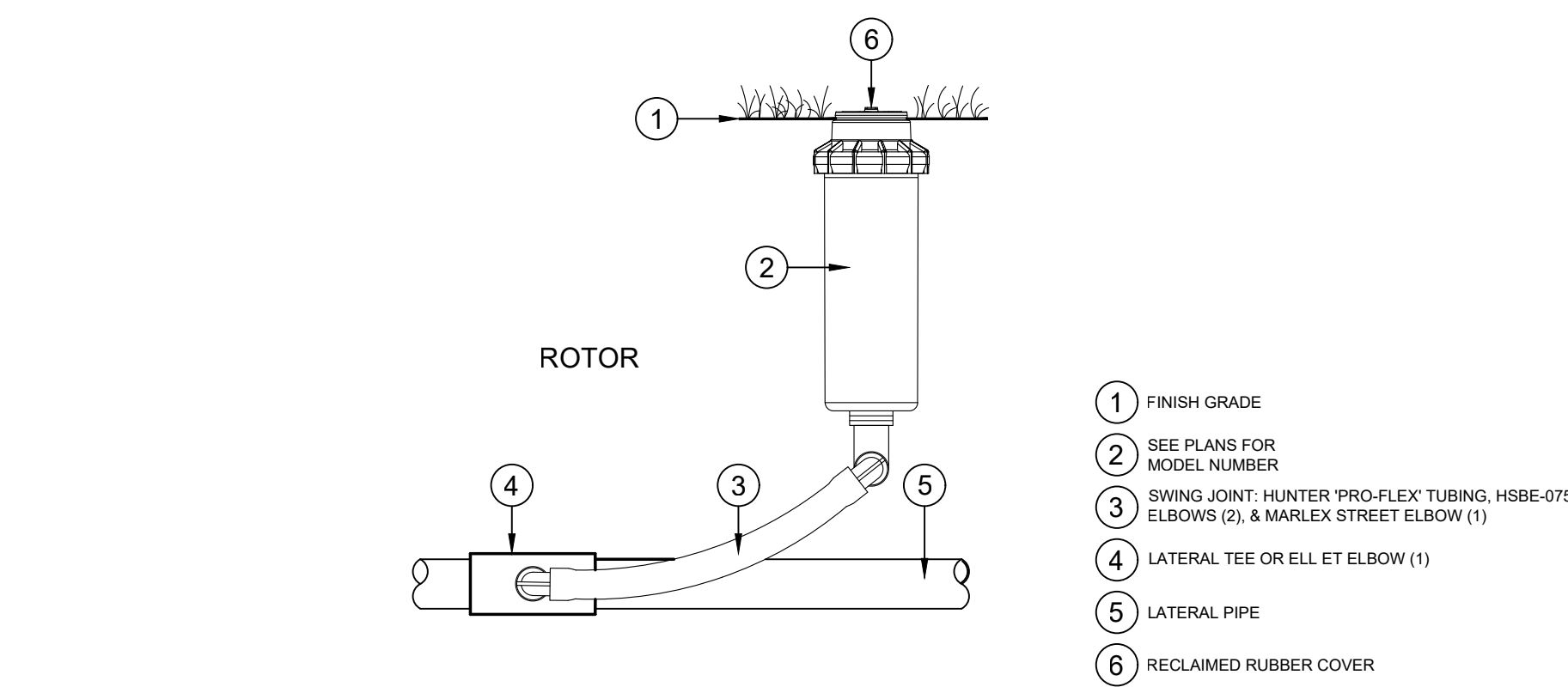
- NOTES:**
- ALL TRENCHING DEPTHS SHOWN ARE MINIMUM. IN THE EVENT THAT MINIMUM TRENCHING DEPTHS ARE NOT MET, THE TRENCHES SHALL BE RE-EXCAVATED.
  - DEPTH MEASUREMENTS ARE TO BE DONE FROM FLUSH GRADE TO TOP OF PIPE.
  - PROVIDE A 12" MINIMUM VERTICAL SEPARATION BETWEEN MAIN LINE(S) AND LATERAL LINE(S).
  - THE CONTROL WIRES SHALL BE INSTALLED TUCKED BENEATH A SIDE OF THE IRRIGATION MAIN/SUBMAN.
  - PIPE PULLING THROUGH UN-TRENCHED SOIL IS NOT ALLOWED UNDER ANY CIRCUMSTANCE.

**CM2 TYPICAL TRENCHING DETAIL**  
SCALE: N.T.S.

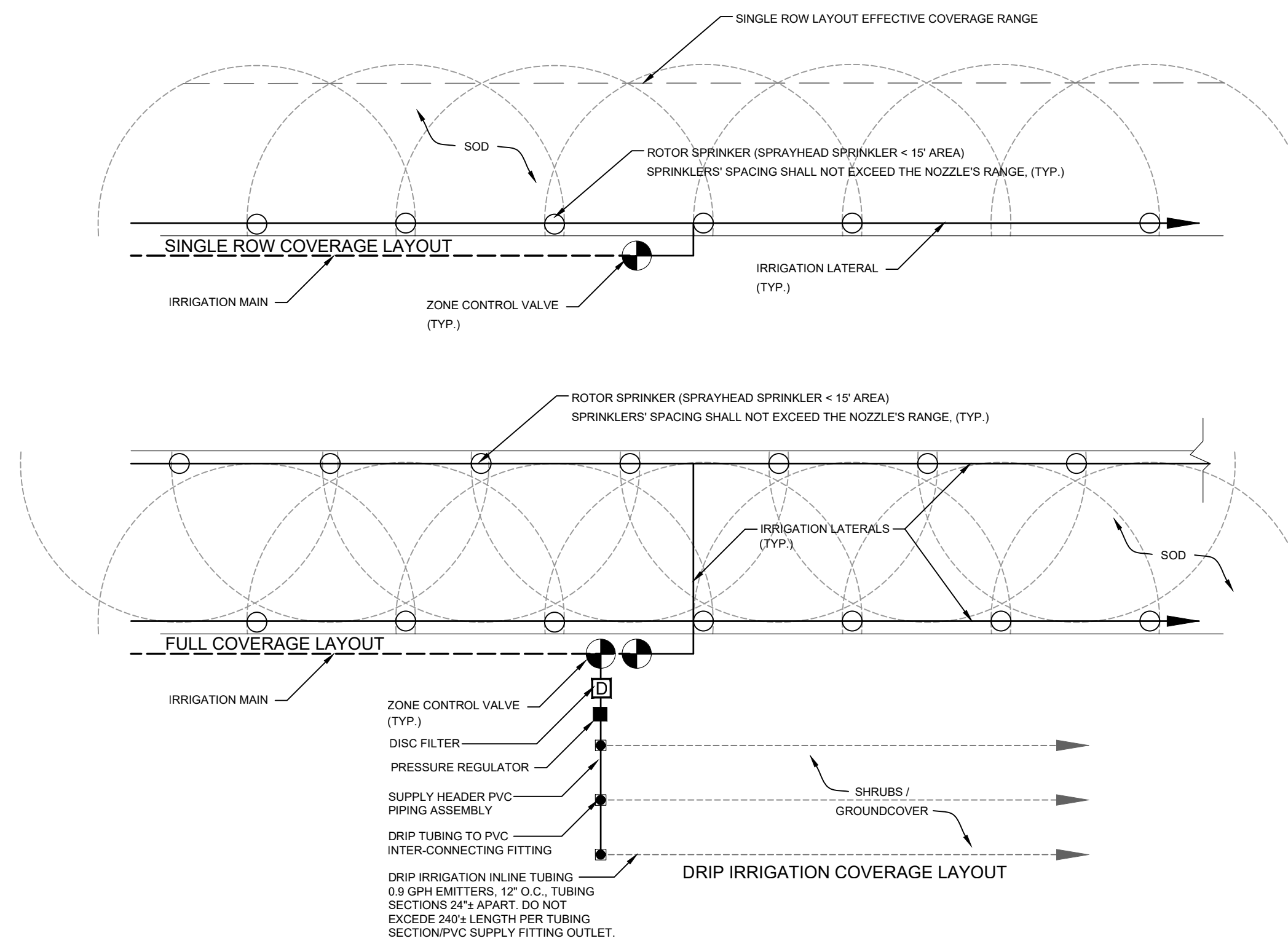


- NOTES:**
- THE BATTERY OPERATED CONTROL MODULE SHALL BE MANUFACTURED BY THE ZONE CONTROL VALVE MANUFACTURER. INSTALL BATTERY OPERATED CONTROL MODULE IN ACCORDANCE TO MANUFACTURER LATEST SPECIFICATIONS.
  - EXCAVATE THE VALVE BOX PIT DEEP ENOUGH TO ACCOMMODATE THE VALVE BOX, VALVE BOX EXTENSIONS AND THE ADDITIONAL DEPTH FOR THE GRAVEL LAYER AT THE BOX'S BOTTOM.
  - PROVIDE AIR GAPS AS SPECIFIED BETWEEN THE BOTTOM OF THE VALVE & INTERCONNECTING PIPING, AND BETWEEN THE TOP OF THE VALVE AND BOTTOM OF THE BOX'S LID.
  - THE FORM-SHAPE & SIZE OF THE CONTROL MODULE MAY VARY DEPENDING ON THE MODEL SELECTED. INSTALL THE CONTROL MODULE IN ACCORDANCE TO THE MANUFACTURER SPECIFICATIONS. FIELD ADJUST AS NEEDED ACCORDING TO ACTUAL CONDITIONS.

**CM3 BATTERY OPERATED CONTROL MODULE DETAIL**  
SCALE: N.T.S.

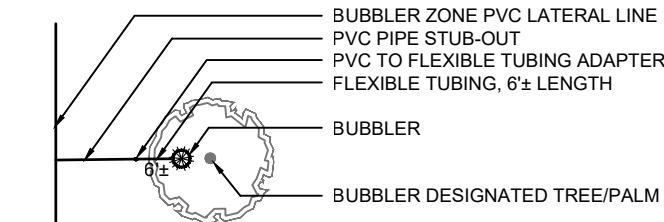


**CM4 SPRAY HEAD & ROTOR HEAD**  
SCALE: N.T.S.

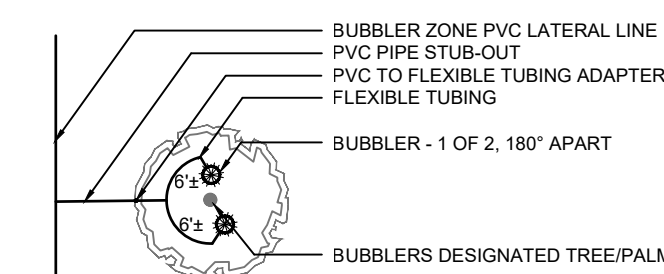


**CM5 SCHEMATIC IRRIGATION LAYOUT**  
SCALE: N.T.S.

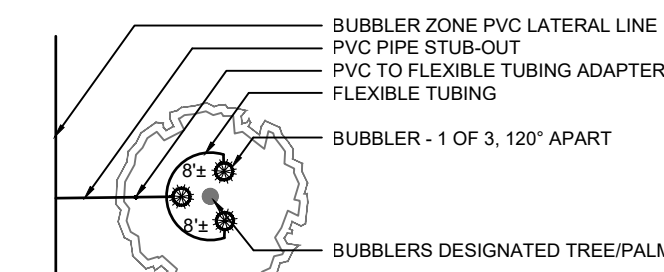
- MEDIUM TO LARGE TREE/PALM (0-18\"/>**



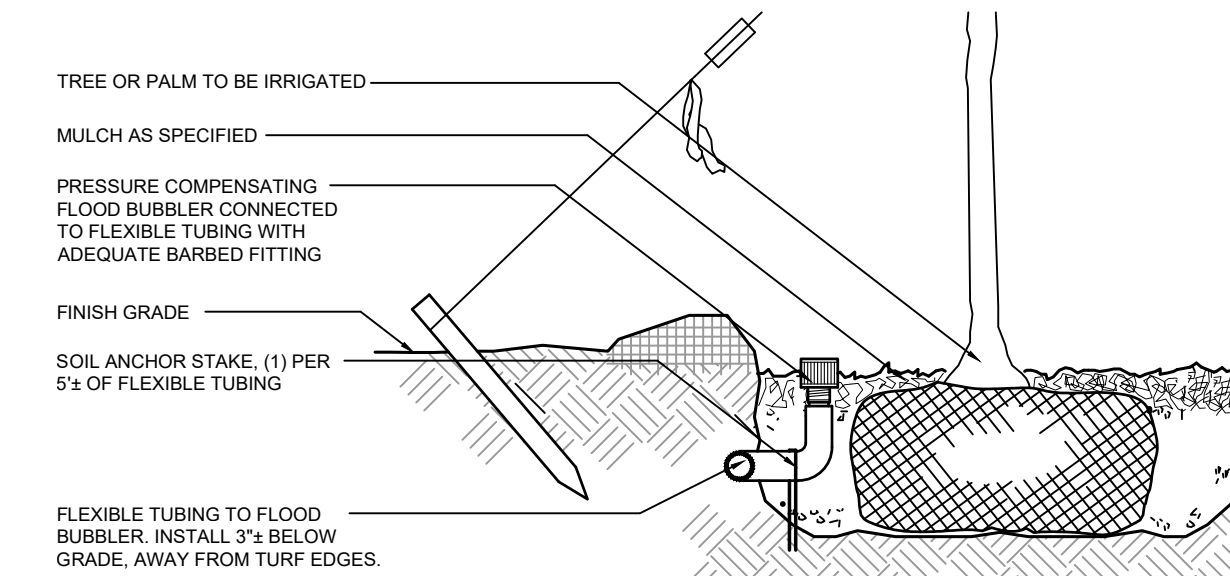
- LARGE SPECIMEN TREE/PALM (20-25\"/>**



- EXTRA-LARGE SPECIMEN TREE/PALM (25\"/>**

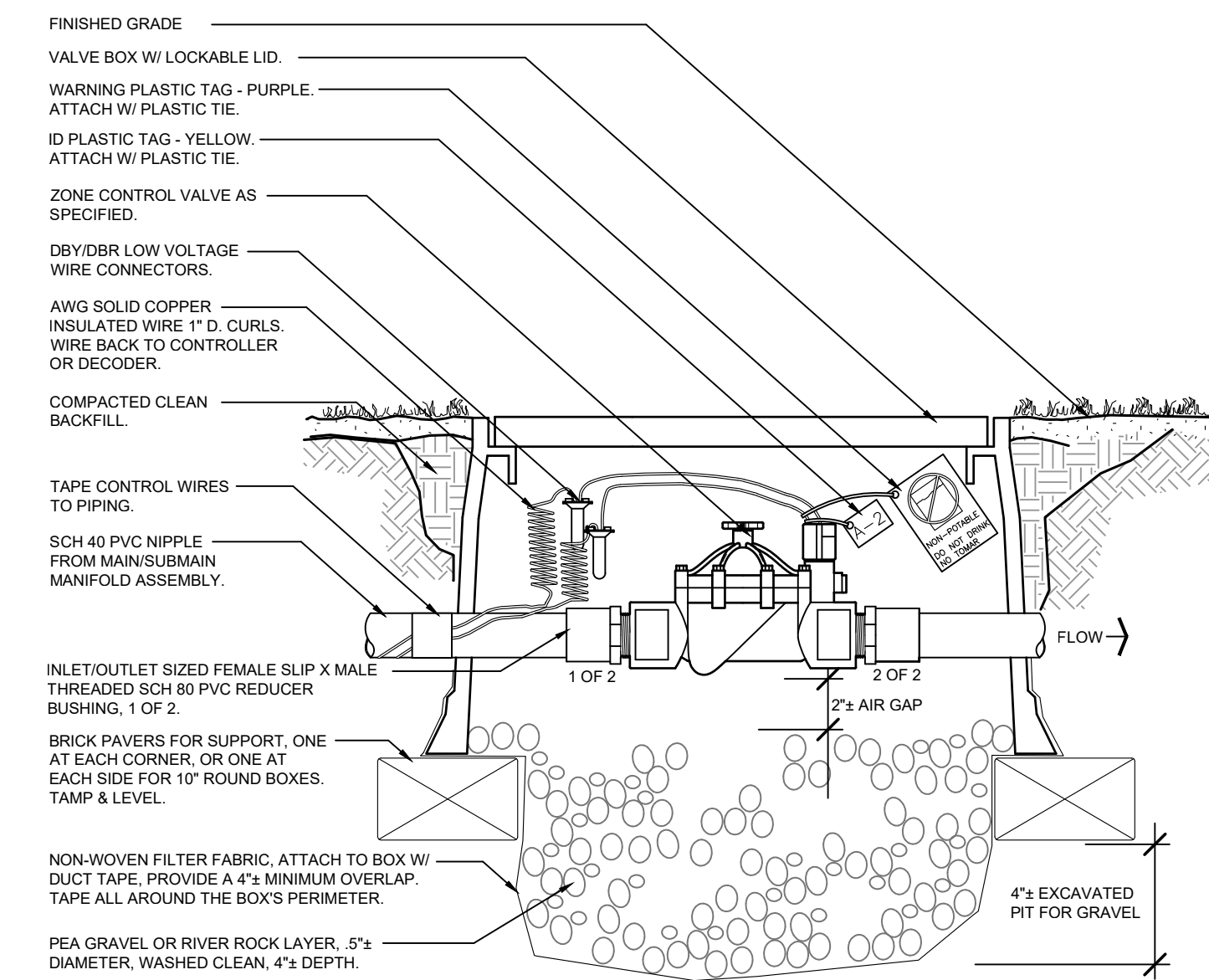


**PLAN VIEW SCHEMATICS**



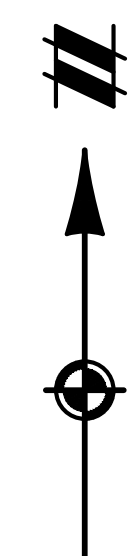
- NOTES:**
- REFER TO PLAN OR BUBBLER LEGEND FOR BUBBLER QUANTITIES & NOZZLE SIZE PER TREE/PALM.
  - BUBBLER(S) IS/ARE TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER. DO NOT INSTALL BUBBLER(S) ON TOP OF THE ROOTBALL OR NEXT TO TRUNK; INSTALL AT EDGE OF THE ROOTBALL.
  - ON SLOPING GROUNDS, INSTALL BUBBLER(S) DIRECTLY UP/HILL FROM THE TREE/PALM ROOTBALL.
  - TRESS/PALMS LOCATED IN AREAS WITHOUT IRRIGATION COVERAGE SHALL BE ZONED SEPARATE FROM OTHER TREES LOCATED IN AREAS W/ IRRIGATION COVERAGE UNLESS THAT THE BUBBLER NOZZLE(S) DISCHARGE VOLUME IS ADJUSTED TO COMPENSATE FOR THE LACK OF IRRIGATION COVERAGE.

**CM6 TREES/PALMS BUBBLER INSTALLATION DETAIL**  
SCALE: N.T.S.



- NOTES:**
- INSTALL THE ZONE CONTROL VALVE IN ACCORDANCE TO THE LATEST MANUFACTURER SPECIFICATIONS.
  - THE VALVE BOX SHALL BE INSTALLED LEVEL W/ SURROUNDING GROUND, W/ FINISH GRADE SLOPING AWAY FROM BOX TOP.
  - INSTALL VALVE SO THAT TOP OF VALVE IS AT LEAST 2\"/>

**CM7 ZONE CONTROL VALVE GLOVE MOUNT INSTALLATION**  
SCALE: N.T.S.



**Know what's below.**  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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303.462.1100

SECTION 28  
TOWNSHIP 10 NORTH, RANGE 3 EAST  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

CLIENT: BW GAS & CONVENIENCE RETAIL, LLC  
ALLSIP'S CONVENIENCE STORE #102460  
9501 GIBSON BLVD. SW  
ALBUQUERQUE, NEW MEXICO 87121  
FINAL ENGINEERING PLANS  
IRRIGATION DETAILS PLAN

DATE: 9/8/2023

NO.	REVISIONS

SCALE: N.A.  
DR. KJK | CH. CBS  
P.M. D. MADRUGA  
BOOK: --  
JOB: 22003692  
SHEET NO.: L1011



S:\22003692\DWG\PLAN - IRRIGATION DETAILS PLAN - L1011.dwg 12/27/2023 11:18 AM ROBERT VODIC

CAD FILE: 22003692-L1011-L1011.DWG



**LEGEND**

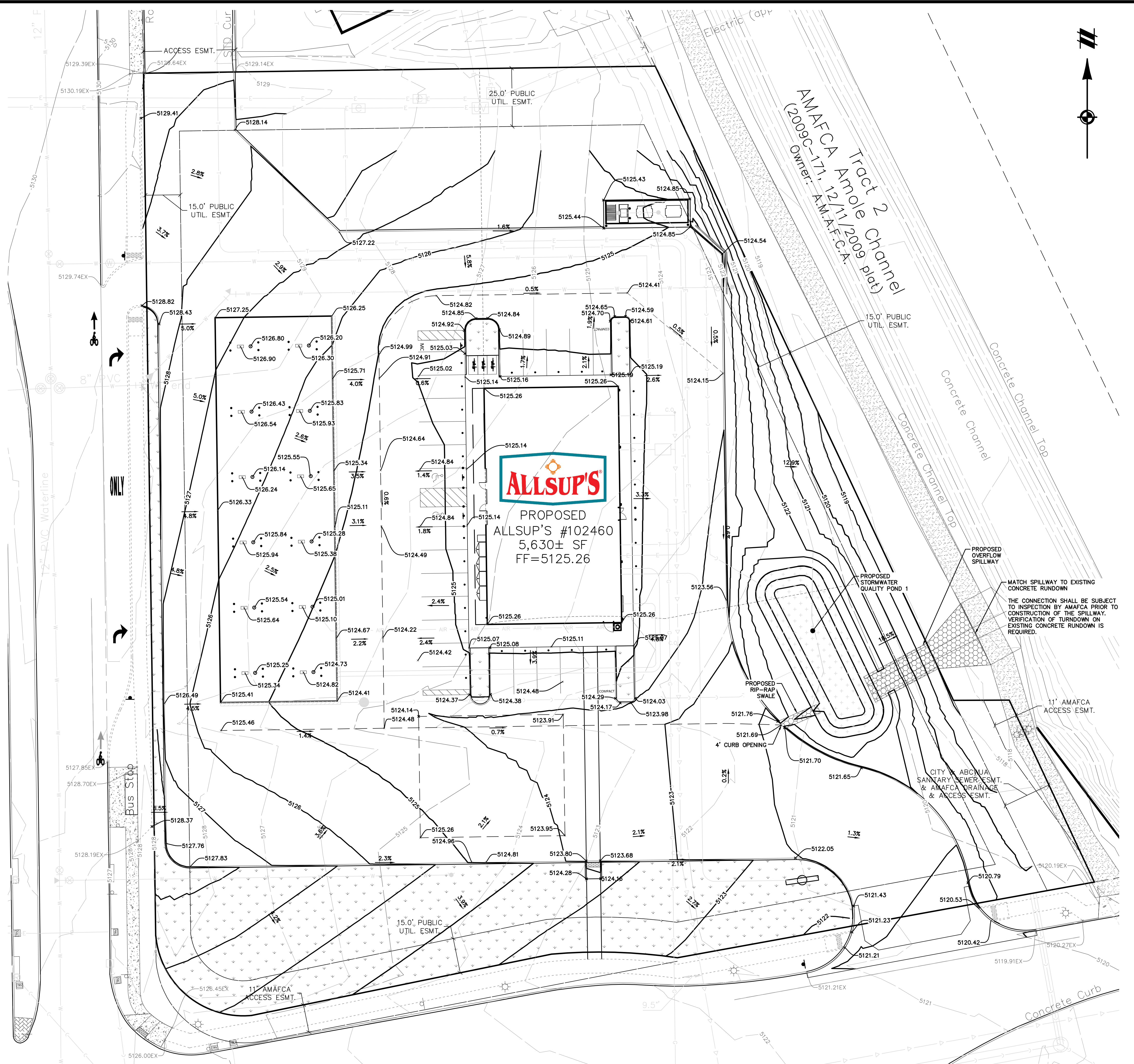
---	BOUNDARY LINE
---	EXISTING ROW
---XXX---	EXISTING CONTOUR
---XXX---	PROPOSED CONTOUR
---	PROPOSED SWALE
---	PROPOSED RIDGE LINE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	PROPOSED PITCH-OUT CURB AND GUTTER
○	EXISTING STORM CATCH BASIN/MANHOLE
●	PROPOSED STORM CATCH BASIN/MANHOLE
X XXX.XX	PROPOSED SPOT ELEVATION
X XXX.XX	PROPOSED RIM ELEVATION
X XXX.XXME	MATCH EXISTING ELEVATION
X XXX.XXFG	PROPOSED FINISHED GRADE ELEVATION
X XXX.XXTC	PROPOSED TOP OF CURB ELEVATION
X XXX.XXEP	PROPOSED EDGE OF PAVEMENT ELEVATION
X XXX.XXTW	PROPOSED FINISHED GRADE AT TOP OF WALL
X XXX.XXBW	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
←	EMERGENCY OVERFLOW ROUTE
→	PROPOSED DRAINAGE ARROW


- NOTES:**
- SEE SHEET C-XX FOR GRADING NOTES.
  - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
  - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
  - ALL SPOT GRADES ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE FLOWLINE ELEVATIONS.
  - ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
  - SPOT GRADE AT MPD IS TO FINISHED GRADE AND DOES NOT INCLUDE 2" LIFT.

**EXISTING CONDITIONS**  
 THE SITE IS A 2.72 ACRE UNDEVELOPED PROPERTY BOUNDED TO THE WEST BY 98TH STREET, TO THE SOUTH BY GIBSON BLVD, AND TO THE EAST BY THE AMOLE ARROYO CHANNEL. THE SITE SLOPES TO THE EAST AND CURRENTLY DISCHARGES TO THE AMOLE ARROYO CHANNEL VIA A CONCRETE RUNDOWN TO THE SOUTHEAST.

**PROPOSED IMPROVEMENTS**  
 THE PROPOSED SITE IS A GAS STATION AND CONVENIENCE STORE WITH CONCRETE ACCESS, PARKING AND LANDSCAPING. THE SITE MATCHES THE EXISTING DRAINAGE PATTERN, WITH RUNOFF FLOWING SOUTHEAST. STORMWATER QUALITY VOLUME IS CAPTURED IN WATER QUALITY POND 1. A TRENCH DRAIN AROUND THE FUEL CANOPY DIRECTS RUNOFF FROM THE FUEL PUMPS TO AN OIL WATER SEPARATOR BEFORE DISCHARGING INTO POND 1. AN OVERFLOW SPILLWAY DIVERTS EXCESS RUNOFF VOLUME TO THE EXISTING CONCRETE RUNDOWN AND INTO THE AMOLE CHANNEL. THE SITE IS PERMITTED FREE DISCHARGE TO THE CHANNEL.

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS IS BETWEEN THE SE CORNER OF TRACT E-5-A-2 AND USC&GS BRASS CAP "TRANS 1969" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCE ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD88



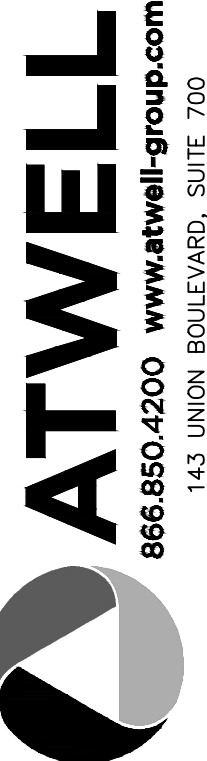


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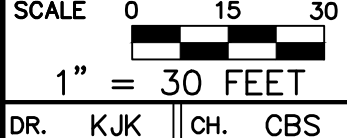
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SECTION 28	TOWNSHIP 10 NORTH, RANGE 3 EAST	CITY OF ALBUQUERQUE	BERNALILLO COUNTY, NEW MEXICO								
CLIENT	BW GAS & CONVENIENCE RETAIL, LLC										
PROJECT	ALLSUP'S CONVENIENCE STORE #102460										
ADDRESS	9501 GIBSON BLVD SW										
CITY	ALBUQUERQUE, NEW MEXICO 87121										
DATE	9/8/2023										
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>			NO.	DESCRIPTION						
NO.	DESCRIPTION										
PROFESSIONAL ENGINEER	 CHRISTINE SHEEHAN NEW MEXICO 28227 10/13/23 PROFESSIONAL ENGINEER										
SCALE	 1" = 30 FEET										
DR.	P.M. D. MADRUGA										
BOOK	---										
JOB	22003692										
SHEET NO.	30										

CAD FILE: 22003692-C08-C-GRDING



