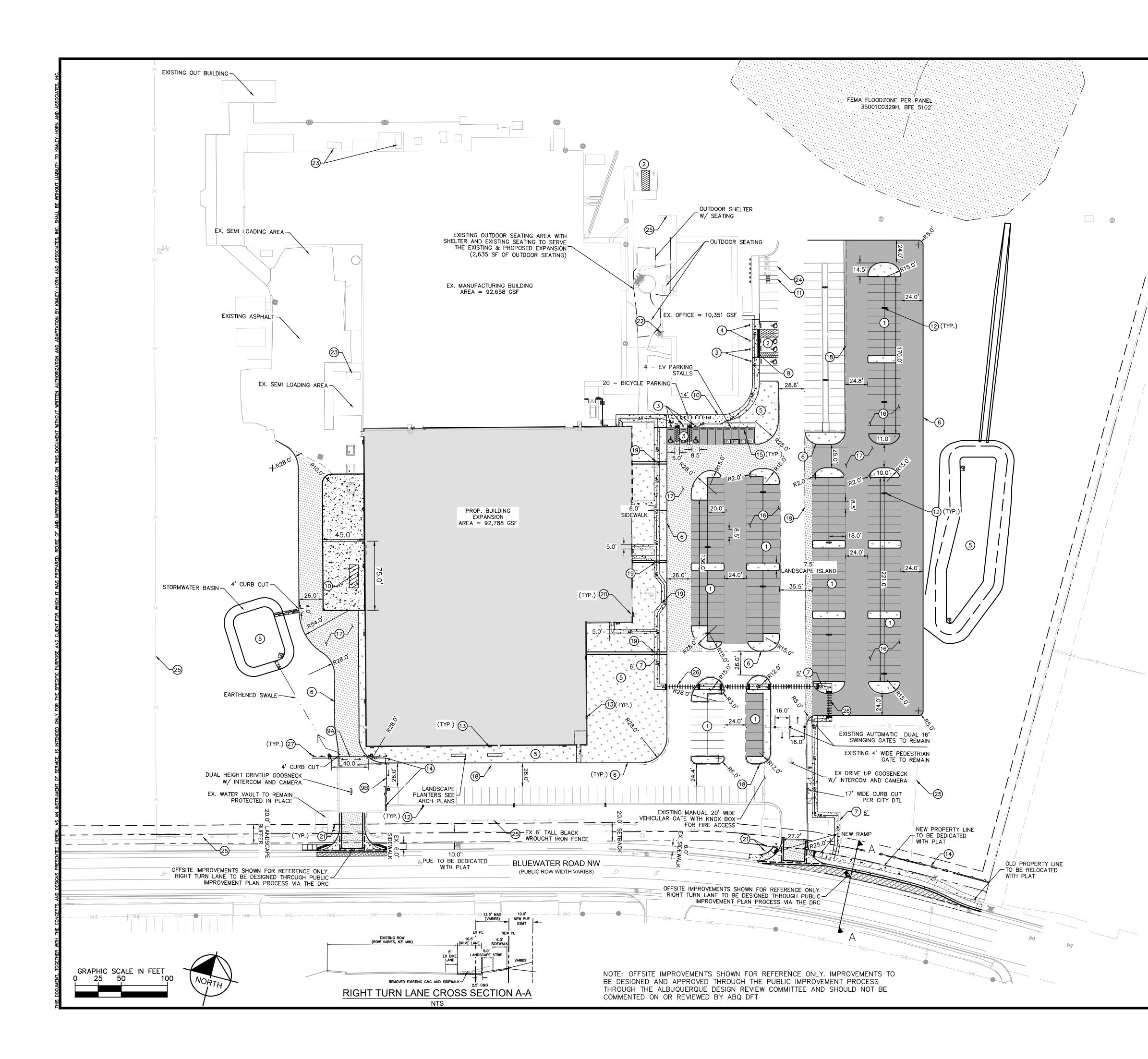


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	EX. UTILITY ESMT								
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	EX. SITE LIGHT								
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_	PROP. 6" VERTICAL CURB PER CITY DTL								(
	PROP. BUILDING (SEE ARCH PLANS)								
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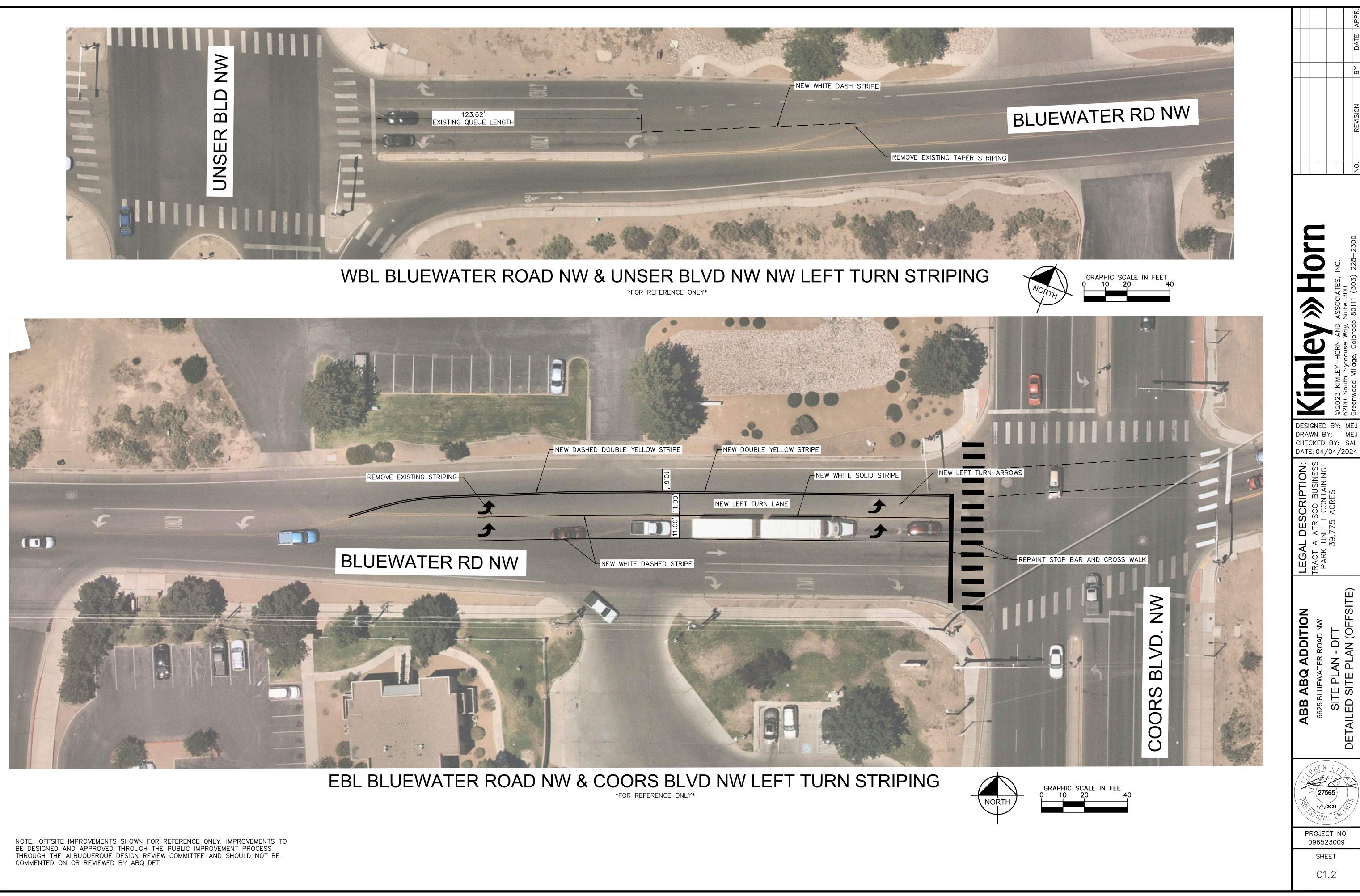
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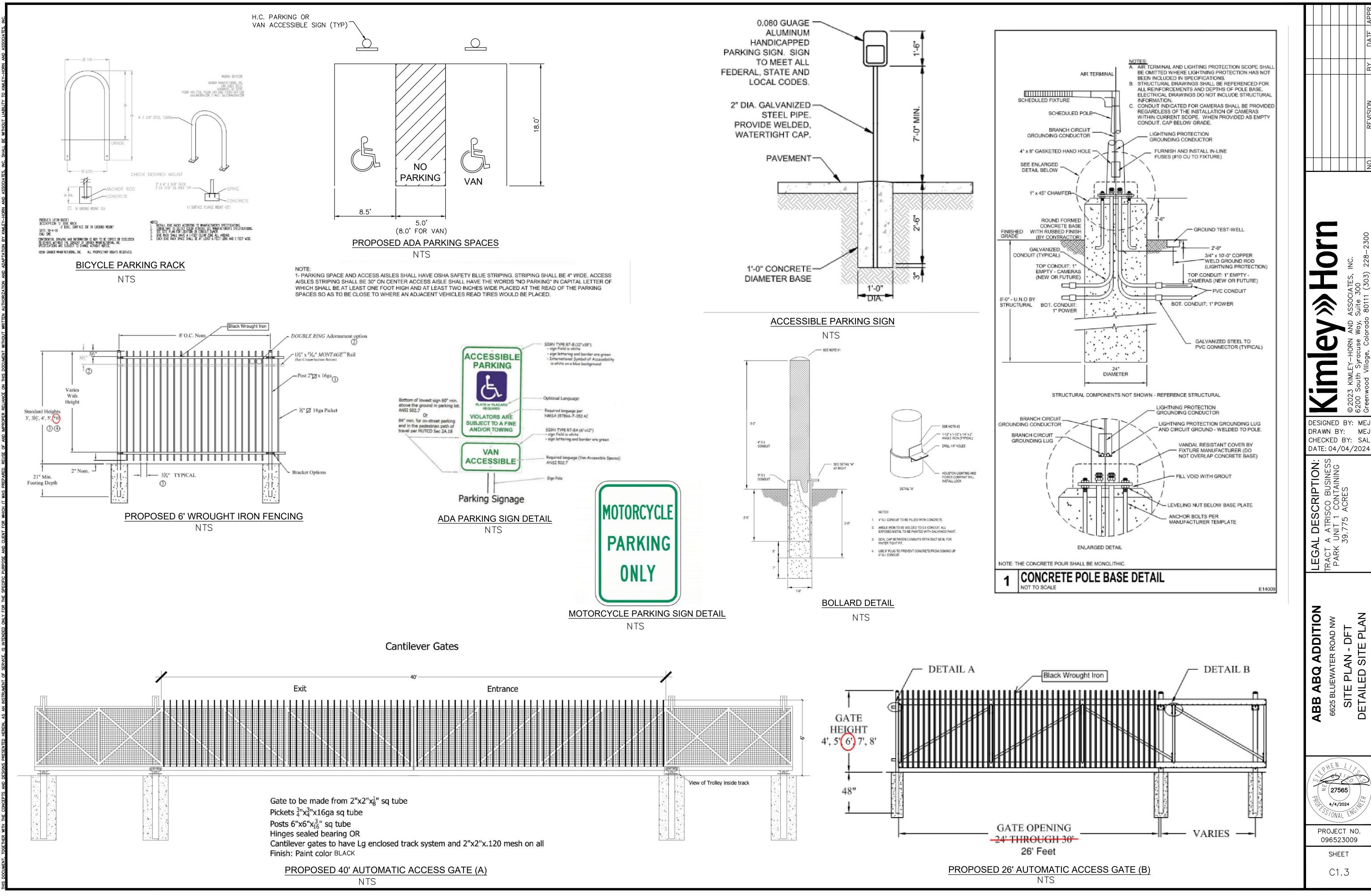
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	PROP. STANDARD 8.5'X18' PARKING STALLS	EY-HOF Syracus
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS	Tth StimLe
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)	© 2023 KIMLEY- 6200 South Syr
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)	© 200
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)	DESIGNED BY: M
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A	DRAWN BY: M CHECKED BY: S
$\overline{7}$	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)	DATE: 04/04/202
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448)	NG NG NG
9A)	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3)	EGAL DESCRIPTION: RACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3)	SCO I SCO I SCO I ACRE
10	PROP. TEMPORARY LOADING ZONE (10X25)	DES(ATRIS IT 1 775 /
(11)	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN	AL □ ∪ A A 39. j
(12)	NEW LIGHT POLE (SEE LIGHITING PLANS)	ACT ARK
(13)	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)	LEC TRAC PAI
(14)	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C1.3)	
(15)	WHEEL STOP	
(16)	LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1)	
17	HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1)	
(18)	SAWCUT LINE	BQ ADDITI JEWATER ROAD N PLAN - DFT
(19)	PROP. SIDEWALK CHASE	AN AN
20	EX. LIGHT POLES (TO REMAIN)	
21	EX. SIGNAGE (TO REMAIN)	BLU BLU
22	EX. FIRE HYDRANTS (TO REMAIN)	ABB ABQ ADDITIC 6625 BLUEWATER ROAD NW SITE PLAN - DFT
23	EXISTING OPEN TOP ROLL TRASH CONTAINER	 ∢ ⁻ ∟
24	EX. MOTORCYCLE PARKING (TO REMAIN)	
25	EX. SITE SECURITY FENCING (TO REMAIN)	
26	PROP. CROSS WALK STRIPING PER CITY STDS	THEN LIN
27	BOLLARDS PER CITY DETAIL 2250	(² (27565)
	ISION NOTES: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.	4/4/2024 55/0NAL ENG
١	ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS	PROJECT NO. 096523009

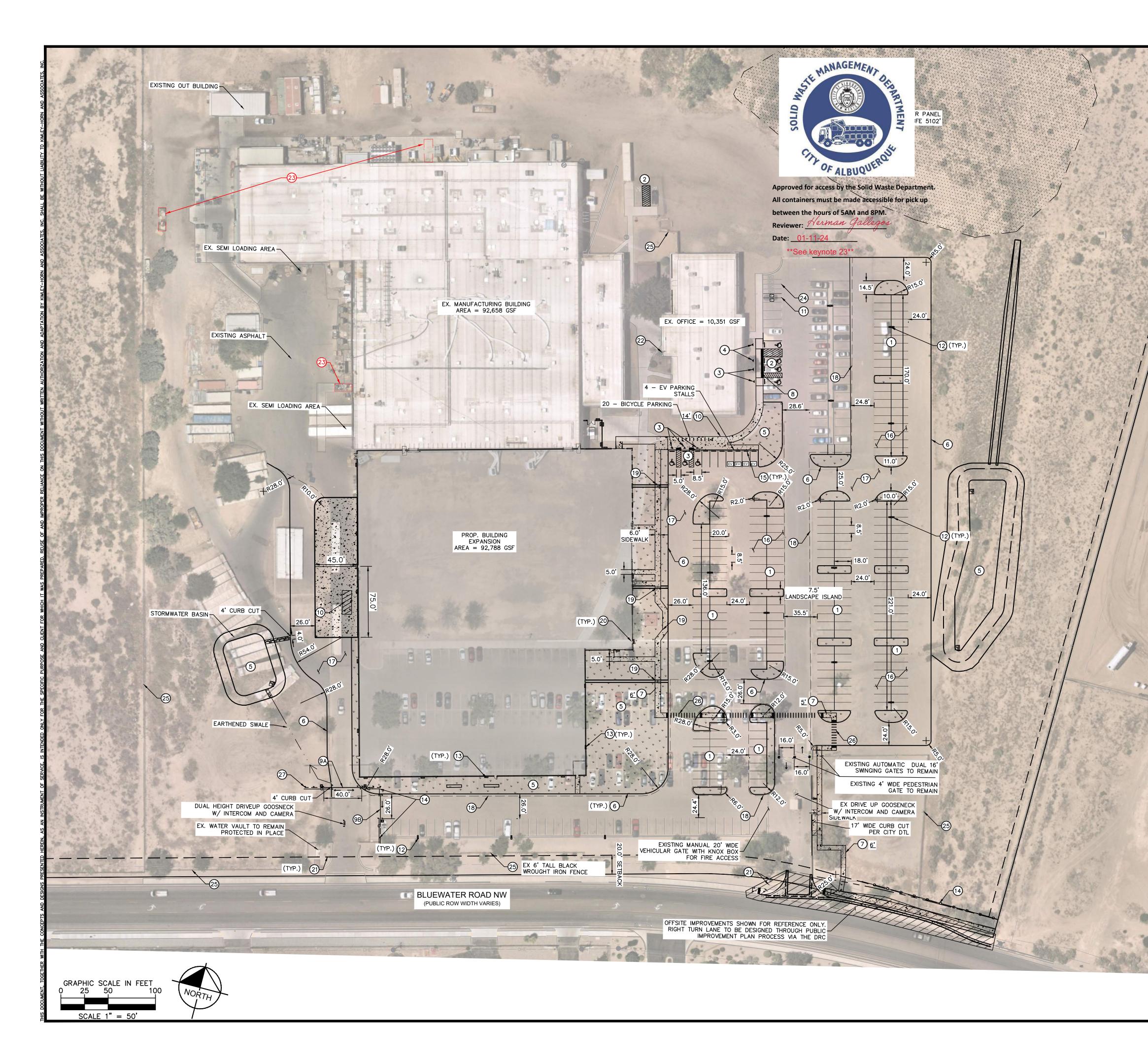
3. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS,

- SCREENING, AND PLANTINGS.
- 4. ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED. Project Number: PR-2023-009209 Application Number: SI-2024-00158
- 096523009 SHEET C1.1

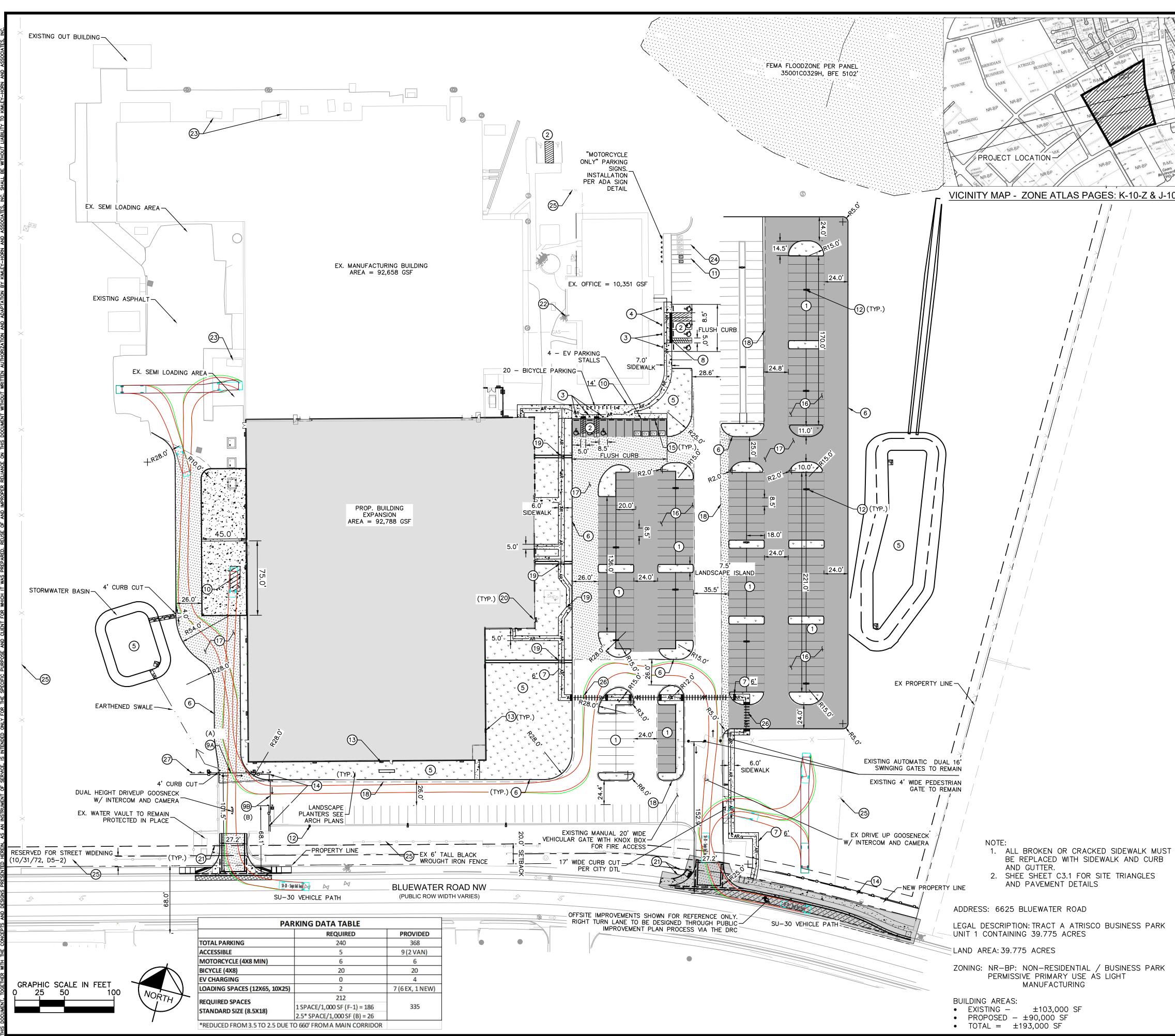








		PROPERTY LINE ADJACENT SECTION LINE	
		EX. UTILITY ESMT	
		EX. WROUGHT IRON FENCE	
	X	EX. CHAIN LINK FENCE	
		EX. FIRE HYDRANT/VALVE	
	\otimes	EX. FLAGPOLE	
	¢	EX. SITE LIGHT	
	- 0 -	EX. SIGN	
		PROP. 6" VERTICAL CURB PER CITY DTL	
		PROP. BUILDING (SEE ARCH PLANS)	
		PROP. HEAVY DUTY ASPHALT	
		PROP. LIGHT DUTY ASPHALT	
		PROP. CONCRETE	
		PROP. LANDSCAPE (SEE LANDSCAPE PLANS)	
	AR	ACCESSIBLE ROUTE	
		PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)	ES,
		PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)	CAN AND ASSOCIATES,
	o	PROPOSED SIGN, TYPE PER KEYNOTES	
KEYN	OTE LEGENE	<u>):</u>	ntey-horn and
	PROP. STANDA		
2	PROP. 8.5'X18'	ACCESSIBLE PARKING STALLS	
3	ACCESSIBLE PA	RKING SIGN (SEE DTL ON SHEET C1.2)	
(4)		E PARKING SIGN (SEE DTL ON SHEET C1.2)	© 202
(5)	PROP. LANDSC	APING (REFER TO LANDSCAPE PLANS)	DESIGNED BY:
6	PROP. 6" VERT	ICAL CURB PER CITY DETAIL 2415A	DRAWN BY: CHECKED BY:
$\overline{7}$	PROP. CONCRE	TE SIDEWALK (WIDTH PER PLAN)	- DATE: 10/01/2
8	PROP. ACCESSI	BLE CURB RAMP	
9A		OMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL	
9B	SHEET C1.2) PROP. 26' AUT DTL ON SHEET	OMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE	DESCRIPTION: ATRISCO BUSINESS VIT 1 CONTAINING .775 ACRES
10		ARY LOADING ZONE (10X25)	
(11)	PROP. MOTORC	YCLE STALL (4' X 8' MIN)	
(12)	NEW LIGHT POL	E (SEE LIGHITING PLANS)	LEGAL TRACT A PARK 1
13	NEW WALL MOU	INTED LIGHTING (SEE LIGHTING PLANS)	<u></u> 」┠╺┛╘╴╴
(14)	NEW 6' BLACK	WROUGHT IRON FENCE (SEE SHEET C1.2)	
15	WHEEL STOP		lz
16	LIGHT DUTY PA	VEMENT	
17	HEAVY DUTY P	AVEMENT	
(18)	SAWCUT LINE		ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT
(19)	PROP. SIDEWAL	K CHASE	ABB ABQ ADDITIC 6625 BLUEWATER ROAD NW SITE PLAN - DFT
20	EX. LIGHT POLE	ES (TO REMAIN)	
21	EX. SIGNAGE (1	TO REMAIN)	SITI
22	EX. FIRE HYDR	ANTS (TO REMAIN)	
23	EXISTING 30 Y	ARD OPEN TOP ROLL TRASH CONTAINER	
24	EX. MOTORCYCI	LE PARKING (TO REMAIN)	
	EX. SITE SECUR	RITY FENCING (TO REMAIN)	PHENL
25	PROP. CROSS	WALK STRIPING PER CITY STDS	
	BOLLARDS PER	CITY DETAIL 2250	☐ ⁴ 27565 PR 1/10/2024
25			
25 26 27 DIMEN		—	SJONAL EN
25 26 27 DIMEN 1. / 2. /	ALL DIMENSIONS ALL CURB SHALL	ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. BE 6" STANDARD EXCEPT WHERE OTHERWISE	PROJECT N
25 26 27 DIMEN 1. / 2. /	ALL DIMENSIONS ALL CURB SHALL NOTED ON PLANS	ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. BE 6" STANDARD EXCEPT WHERE OTHERWISE	PROJECT NO 096523005 SHEET

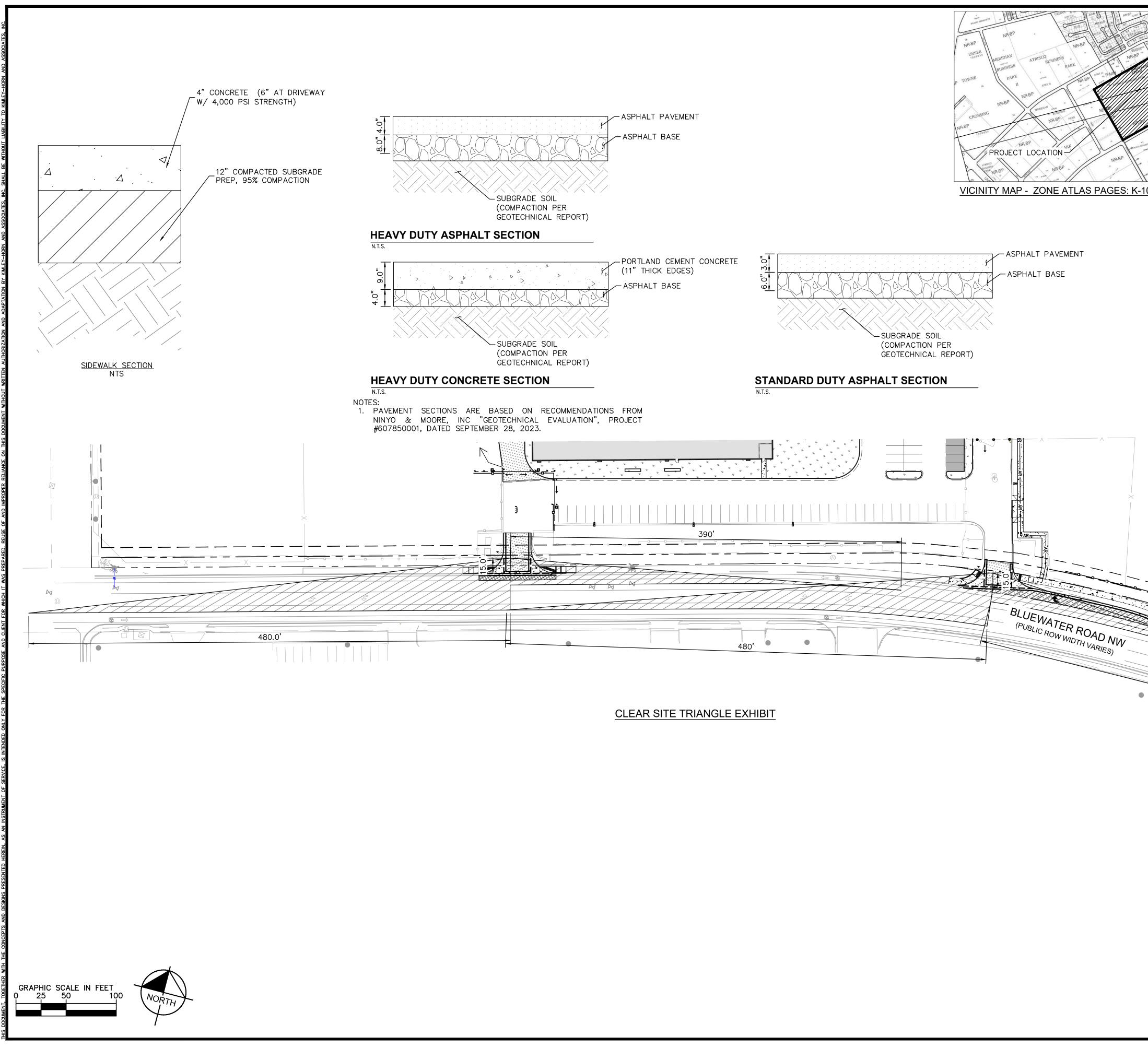


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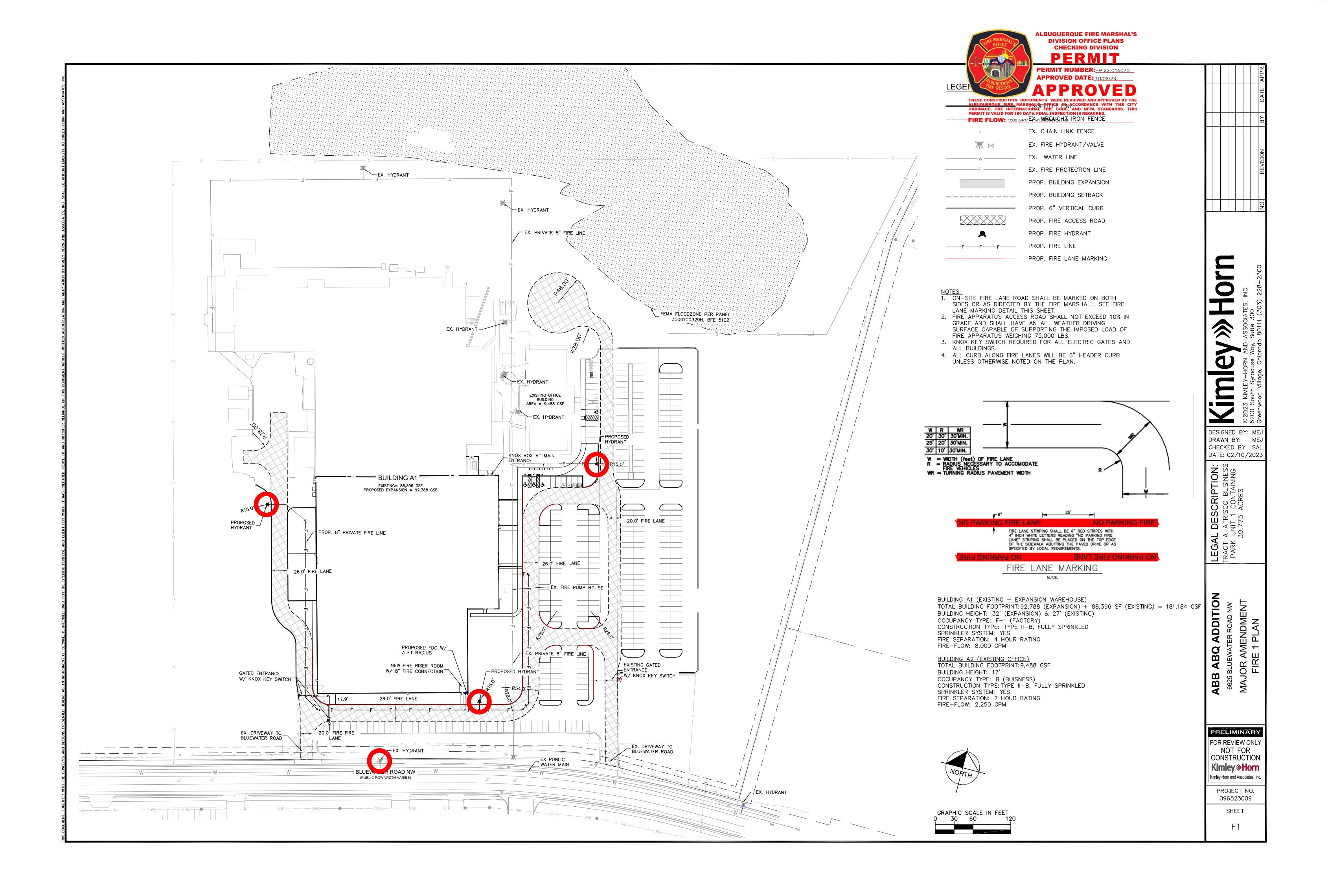
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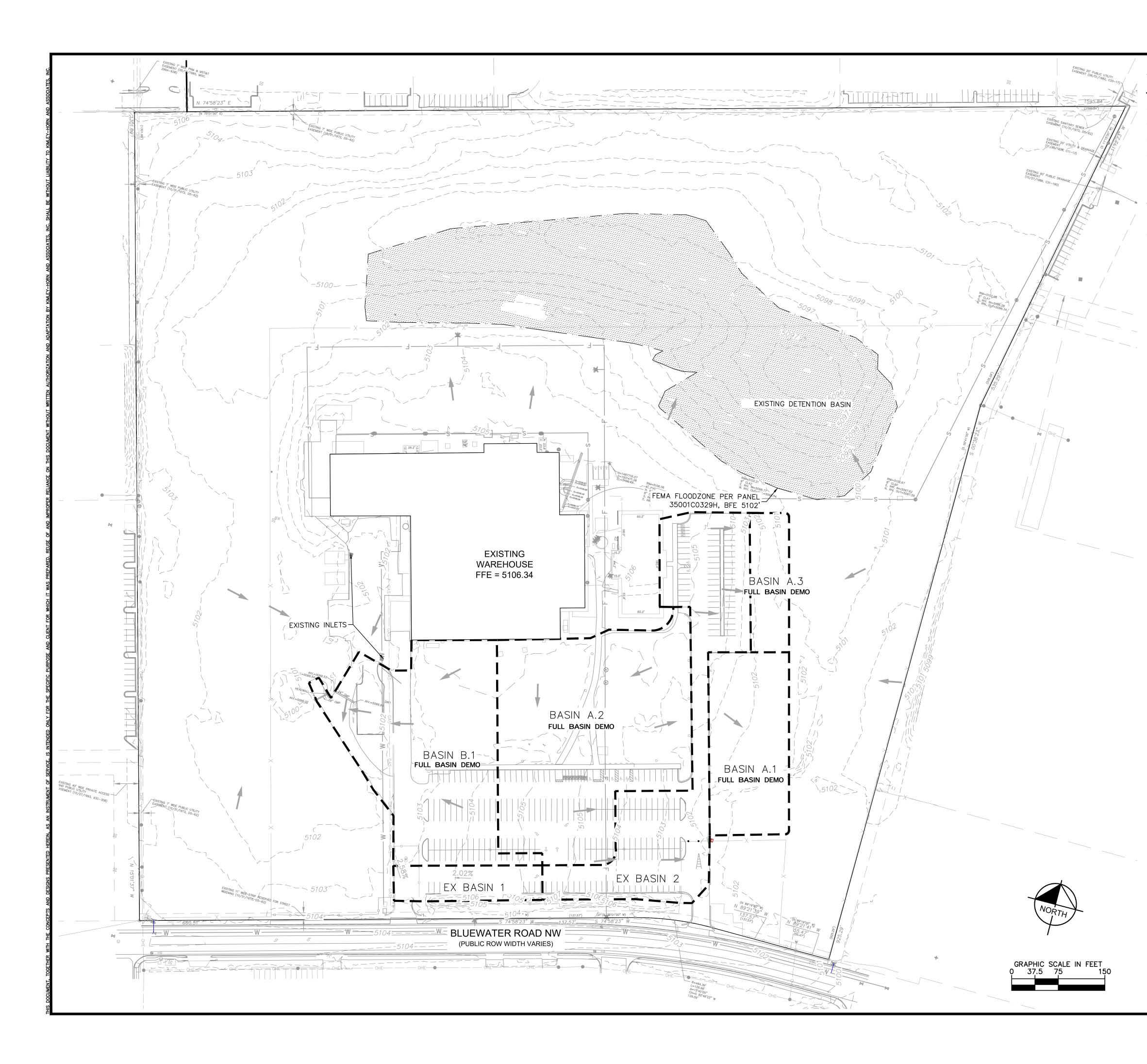
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\square	PROP. CONCRETE				
	PROP. LANDSCAPE (SEE LANDSCAPE PLANS)	Š			
AR	ACCESSIBLE ROUTE	Ī		5	C
	PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)				
	PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)				
- 0 -	PROPOSED SIGN, TYPE PER KEYNOTES		~ >		

	<u> </u>	AND May,
KEYN	OTE LEGEND:	
	PROP. STANDARD 8.5'X18' PARKING STALLS	
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS	KIMLEY buth S od Vill
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)	© 2023 KIMI 6200 South Greenwood
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3)	© 202 200 reen
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)	DESIGNED BY: MEJ
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A	DRAWN BY: MEJ CHECKED BY: SAL
7	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)	DATE: 04/04/2024
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448)	LO NO
9A)	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3)	CRIPTION: CO BUSINESS CONTAINING ACRES
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3)	
10	PROP. TEMPORARY LOADING ZONE (10X25)	ES(TRIS(75 /
(11)	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN	— —
(12)	NEW LIGHT POLE (SEE LIGHITING PLANS)	
(13)	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)	LEC TRAC PA
(14)	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C1.3)	TUC
(15)	WHEEL STOP	LAYO
(16)	LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1)	
(17)	HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1)	ABQ ADDITION LUEWATER ROAD NW TE PLAN - DFT FFIC CIRCULATION I
18	SAWCUT LINE	
(19)	PROP. SIDEWALK CHASE	AN AI AI
20	EX. LIGHT POLES (TO REMAIN)	
21	EX. SIGNAGE (TO REMAIN)	ABB ABQ ADDITIC 6625 BLUEWATER ROAD NW SITE PLAN - DFT TRAFFIC CIRCULATIO
22	EX. FIRE HYDRANTS (TO REMAIN)	ABB 6625 B SIT SIT
23	EXISTING OPEN TOP ROLL TRASH CONTAINER	ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT CONCEPT TRAFFIC CIRCULATION I
(24)	EX. MOTORCYCLE PARKING (TO REMAIN)	Ш О Г
25	EX. SITE SECURITY FENCING (TO REMAIN)	
26	PROP. CROSS WALK STRIPING PER CITY STDS	SPHEN L
27	BOLLARDS PER CITY DETAIL 2250	Z (27565)
1.	NSION NOTES: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.	4/4/2024
	ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.	PROJECT NO. 096523009
	REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.	SHEET
	ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.	
		C3.0



	LEGEND:						
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		ADJACENT SECTION LINE EX. UTILITY ESMT					_
1		EX. WROUGHT IRON FENCE					2
11/2	V	EX. CHAIN LINK FENCE					
		EX. FIRE HYDRANT/VALVE					-
F	\approx	EX. FLAGPOLE					
3	×	EX. SITE LIGHT					1
B 3	~ ~	EX. SIGN					
A D		PROP. 6" VERTICAL CURB PER CITY DTL		+			(
-		PROP. BUILDING (SEE ARCH PLANS)					-
		PROP. HEAVY DUTY ASPHALT (SEE SHEET C2.2)					
		PROP. LIGHT DUTY ASPHALT (SEE SHEET C2.2)					
		PROP. CONCRETE (SEE SHEET C2.2)					
		PROP. LANDSCAPE (SEE LANDSCAPE PLANS)	2				
	AR	ACCESSIBLE ROUTE				2 C	
		PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)		2	S, INC.		
	-	PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)			Š	te 300	
	- 0 -	PROPOSED SIGN, TYPE PER KEYNOTES	12			Suite	\sim
	KEYNOTE LEGEND	<u>:</u>			AND	use Way,	
	\rightarrow	SITE TRIANGLE (SEE NOTE THIS SHEET)		D	ORN	suse	2.2
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		<u>TE TRIANGLE NOTES:</u> TRIANGLES ARE DESIGN PER THE FOLLOWING:	В	6625 BLUEWATER ROAD NW	SITE PLAN	TRIANGLES AND DETAILS	
		WATER ROAD SPEED LIMIT: 40 MPH (PER ABQ	A	662	•,	RIA	
	– STOF	CONTROLLED RIGHT TURN SIGHT DISTANCE: 390' CONTROLLED LEFT TURN SIGH DISTANCE: 480'					
		SCAPING AND SIGNAGE WILL NOT INTERFERE WITH				SITE	
	CLEAF	SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET		HEN			-
	TALL	(MEASURED FROM GUTTER PLAN) WILL NOT BE PTABLE IN THE CLEAR SIGHT TRIANGLE.		THE	XI	S S S S	~
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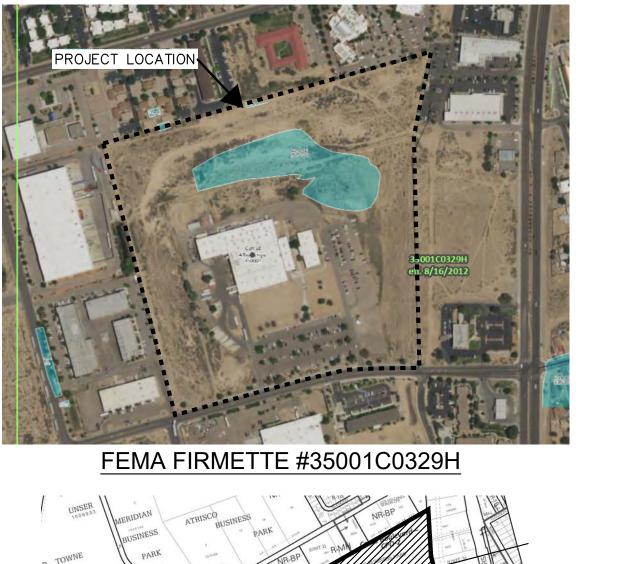


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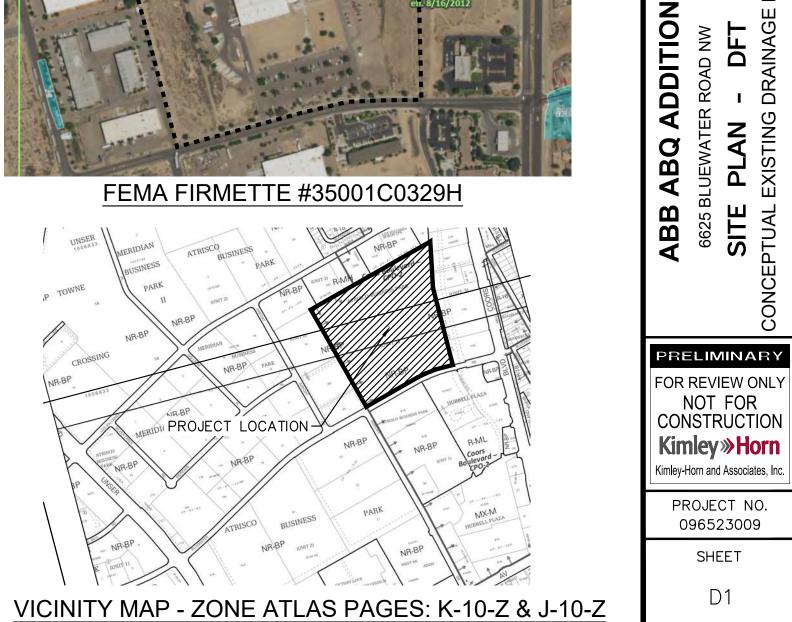
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EX. WROUGHT IRON FENCE
EX. CHAIN LINK FENCE
EX. FIRE HYDRANT/VALVE
EX. SANITARY SEWER MANHOLE/CLEANOUT
EX. SANITARY SEWER LINE
EX. FLAGPOLE
EX. OVERHEAD ELECTRICAL
EX. STORM INLET
EX. SITE LIGHT
EX. SIGN





ANDI PROJECT LOCATION



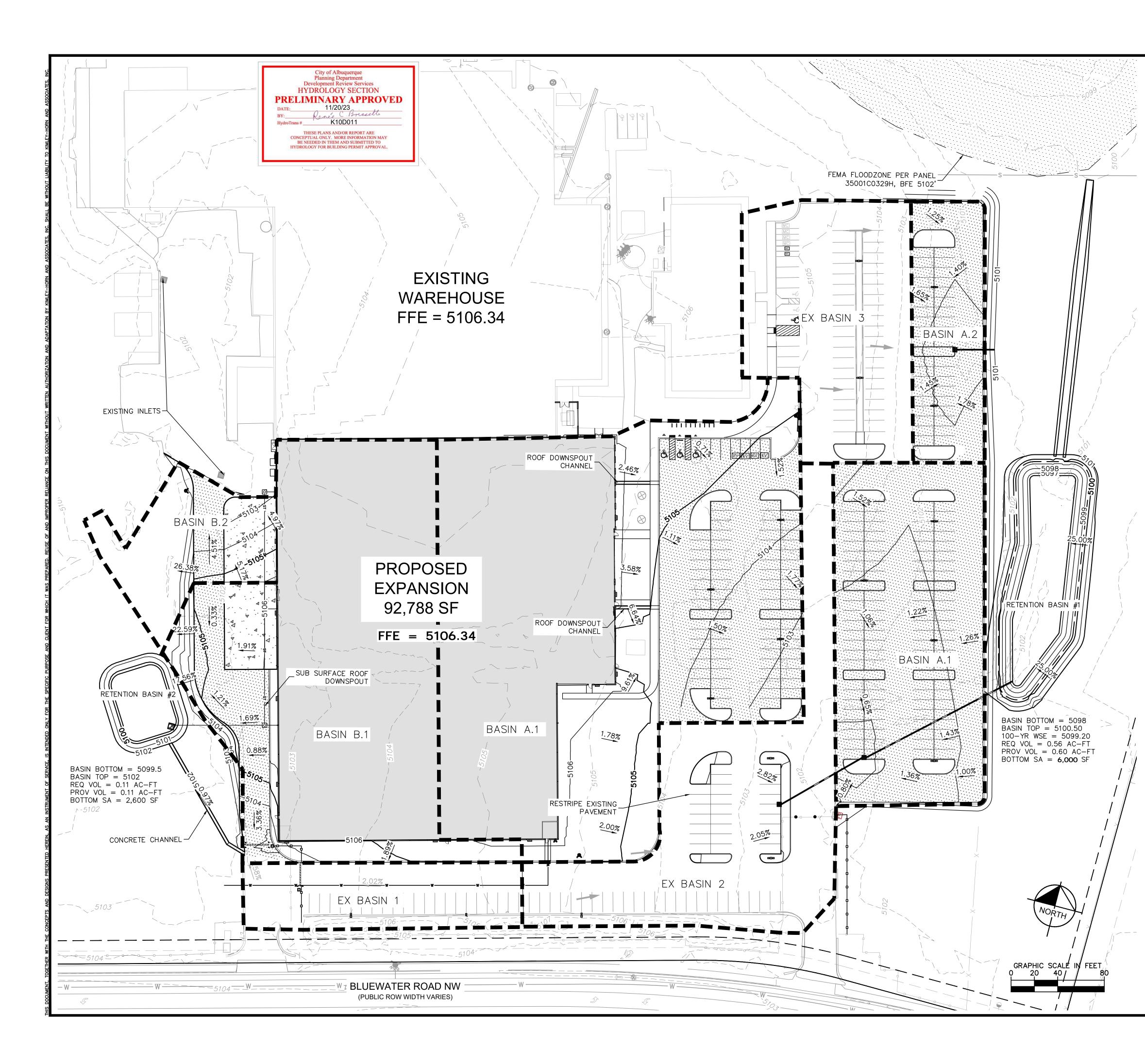
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DESIGNED BY: ME DRAWN BY: ME CHECKED BY: SAI DATE: 11/06/2023

LEGAL DESCRIPTION TRACT A ATRISCO BUSINES PARK UNIT 1 CONTAINING 39.775 ACRES

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LEGEND:

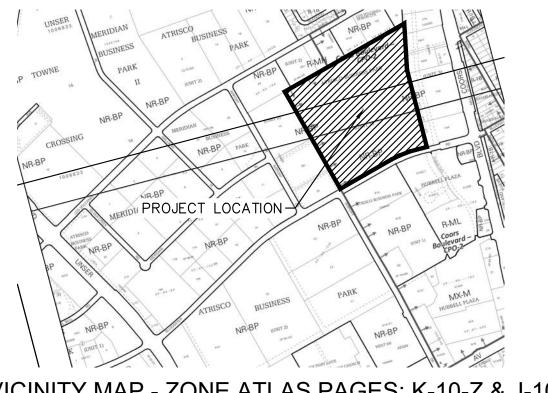


GRADING LEGEND:

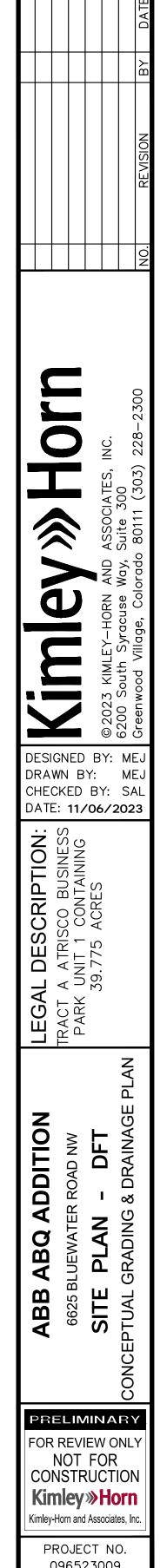
FLOWLINE =	FL
BOTTOM OF CURB =	BC
FINISHED GRADE =	FG
EXISTING GRADE =	EG
FINISHED FLOOR ELEVATION =	FF
EDGE OF PAVEMENT =	ЕC
HIGH POINT =	ΗF
LOW POINT =	LΡ
SIDEWALK =	S٧
CENTERLINE =	CL

PROPERTY LINE
ADJACENT SECTION LINE
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EX. WROUGHT IRON FENCE
EX. CHAIN LINK FENCE
EX. FIRE HYDRANT/VALVE
EX. SANITARY SEWER MANHOLE/CLEANOUT
EX. SANITARY SEWER LINE
EX. FLAGPOLE
EX. OVERHEAD ELECTRICAL
EX. STORM INLET
EX. SITE LIGHT
EX. SIGN
PROP. 6" VERTICAL CURB
PROP. BUILDING
PROP. PAVEMENT
PROP. FIRE LANE
PROP. CONTOUR
EX. CONTOUR
PROP. SLOPE ARROW
PROP. BUILDING SETBACK
EX. SLOPE ARROW

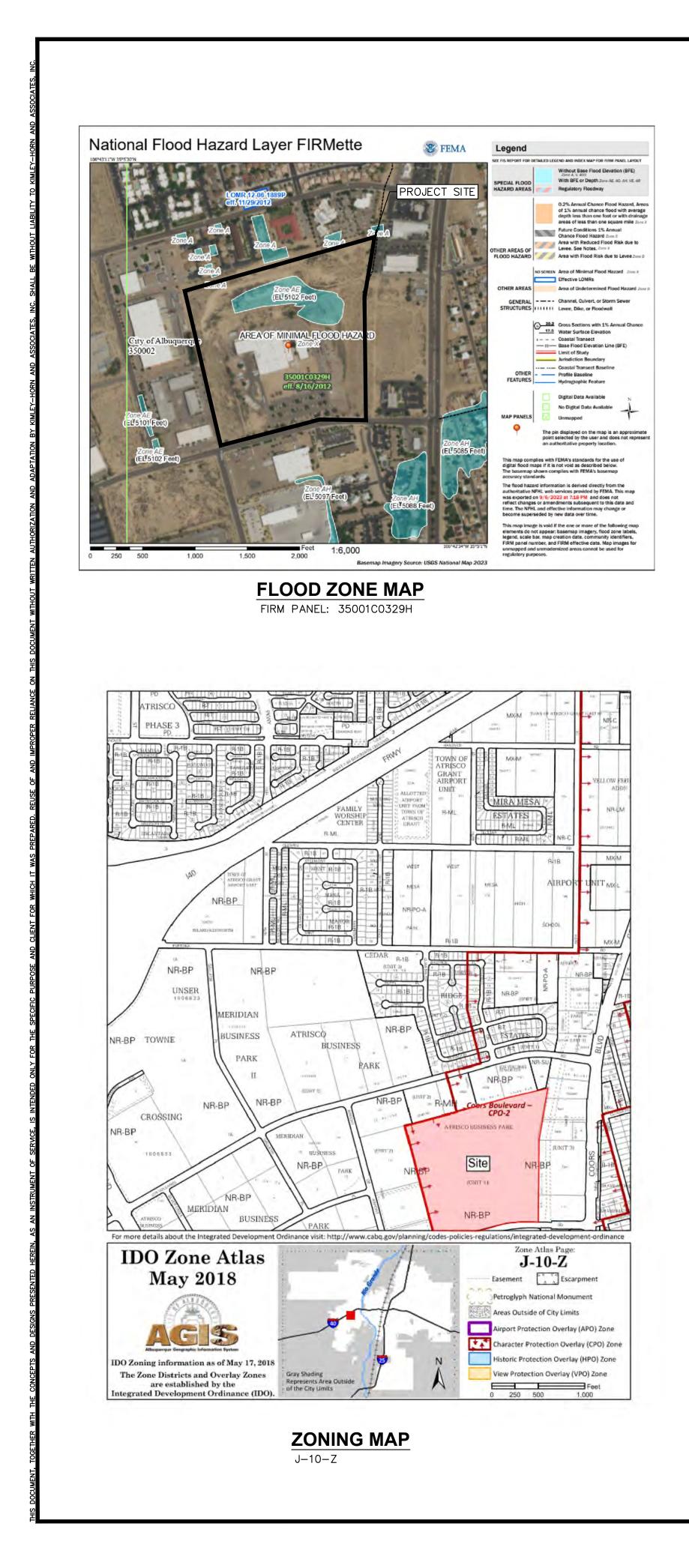




Z ABB ABQ ADDITION Ŷ NOT FOR Kimley-Horn and Associates, In PROJECT NO. 096523009 SHEET D2



VICINITY MAP - ZONE ATLAS PAGES: K-10-Z & J-10-Z



DRAINAGE REPORT

SITE LOCATION

THE PROPOSED PROJECT IS LOCATED ON APPROXIMATELY A 37.97-ACRE SITE. THE SITE IS 800 FEET WEST FROM W COORS BLVD

EXISTING CONDITIONS

THE SITE IS PARTIALLY DEVELOPED WITH AN EXISTING APPROX. 90,000 GSF MANUFACTURING WAREHOUSE, ADMINISTRATIVE OFFICE, PAVED AND GRAVEL PARKING LOT, LANDSCAPED OPEN SPACE AND PATHWAYS. THERE IS AN EXISTING AE FLOODZONE ONSITE WITH A BEE OF 5102. SITE RUNOFF IS CURRENTLY CONVEYED TO THE EXISTING FLOODZONE WHICH SERVES AS A RETENTION BASIN. SURFACE RUNF FOO FLOWS AND CONCENTRATED FLOWS TO THE RETENTION BASIN. THE EXISTING RETENTION BASIN AND FLOODZONE WILL REMAIN UNTOUCHED.

PROPOSED CONDITIONS

THE PROPOSED PROJECT WILL RESULT IN A NEW 90,000 GSF WAREHOUSE AND NEW PORTIONS OF PAVED PARKING. AREAS OF EXISTING PAVEMENT AND DEVELOPED LAWN AREA WILL BE REPLACED WITH THE NEW BUILDING FOOTPRINT. THE NEW PAVED PARKING AREAS WILL REPLACE LOCATIONS OF EXISTING LAWN AND GRAVEL SURFACES. THE PROJECT WILL PRODUCE A NET INCREASE OF IMPERVIOUS AREA ASSOCIATED WITH THE EXPANSION. RUNOFF WILL SHEET FLOW EAST OR WEST WHERE IT WILL FOLLOW HISTORIC DRAINAGE PATTERNS. TWO NEW WATER HARVESTING BASINS (RETENTION BASIN #1 AND #2) ARE PROPOSED TO DETAIN THE NET INCREASE OF REQUIRED 100-YEAR 10-DAY DETENTION VOLUME AS TO NOT INCREASE THE VOLUME OF WATER TRIBUTARY TO THE EXISTING RETENTION BASIN/FLOODZONE. FLOWS EXCEEDING THE NEW RETENTION POND STORAGE VOLUME WILL BYPASS THE BASIN AND CONTINUE TO THE EXISTING RETENTION POND. FLOWS WILL INFILTRATE INTO NATIVE SOILS PER THE 2020 DPM PERCOLATION RATES.

CONCLUSIONS

WHEN DEVELOPED AS INDICATED ON THE GRADING AND DRAINAGE PLAN, THE INCREASE RUNOFF FROM THE SITE IS ESTIMATED AT 4.04 CFS. THE NET INCREASE WILL RESULT IN APPROXIMATELY 0.67 CU FT OF RETENTION VOLUME FOR THE 100-YEAR 10-DAY VOLUME. BASIN #1 WILL PROVIDE VOLUME FOR 0.56 AC-FT OF 100-YEAR 10-DAY STORAGE, AND BASIN #2 WILL PROVIDE 0.11 AC-FT OF STORAGE. BASIN BOTTOM SURFACE AREAS ARE DESIGNED SUCH THAT FLOWS WILL INFILTRATE IN THE 96 HOUR DRAIN TIME.

HYDROLOGY CALCULATIONS

BASIN #1	Land Treatment (Table 6.2.13)				Total Acerage	Ew	V(100-10day)	Q(100)
	А	В	C	D	(ac)	(in)	ac-ft	cfs
Existing Conditions	0	1.49	1.18	0.88	1.18	2.03	0.48	10.26
Proposed Conditions	0	0.5	0	3.05	3.05	1.18	1.04	13.65
DELTA							0.56	3.39

BASIN #2	Land Treatment (Table 6.2.13)				Total Acerage	Ew	V(100-10day)	Q(100)
	А	B	c	D	(ac)	(in)	ac-ft	cfs
Existing Conditions	0	0.73	0	1.00	1.73	1.96	0.38	5.85
Proposed Conditions	0	0.32	0	1.41	1.73	1.60	0.49	6.50
DELTA							0.11	0.65

		Deale Time Charle			
Dand	Volume	Percolation Rate*	Pond Bottom Drain Time		Drain Time Check
Pond	cf	inches/hr	Sq. Ft.	hr	96 Hour Max
#1	24,394	0.83	6,000	59	Meets Required Drain Time

Pond Volume 0.56 ac-ft

		Drain Time Check				
Dand	Volume	Percolation Rate*	Pond Bottom	Drain Time		
Pond	cf	inches/hr	Sq. Ft.	hr	96 Hour Max	
#2	4,792	0.83	2,600	27	Meets Required Drain Time	

Pond Volume 0.11 ac-ft

NO. REVISION BY DATE APPR.
Kimley » Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300
DESIGNED BY: MEJ DRAWN BY: MEJ CHECKED BY: SAL DATE: 11/06/2023 39.775 ACRES 39.775 ACRES
ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT HYDROLOGY DATA
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley » Horn Kimley-Horn and Associates, Inc. PROJECT NO. 096523009 SHEET D 3

City of Albuquerque Planning Department Development Review Services

HYDROLOGY SECTION PRELIMINARY APPROVED

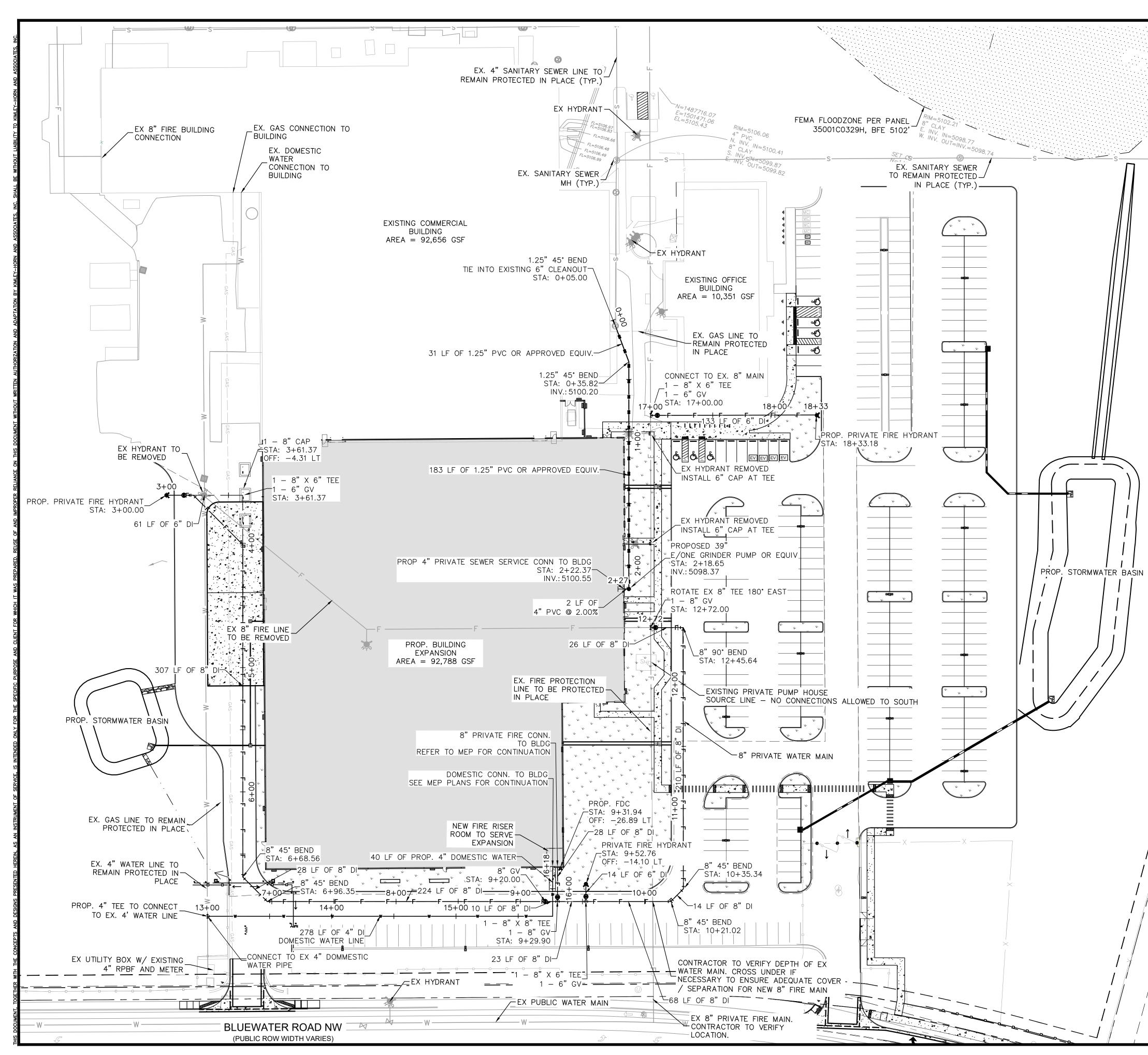
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THESE PLANS AND/OR REPORT ARE

CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

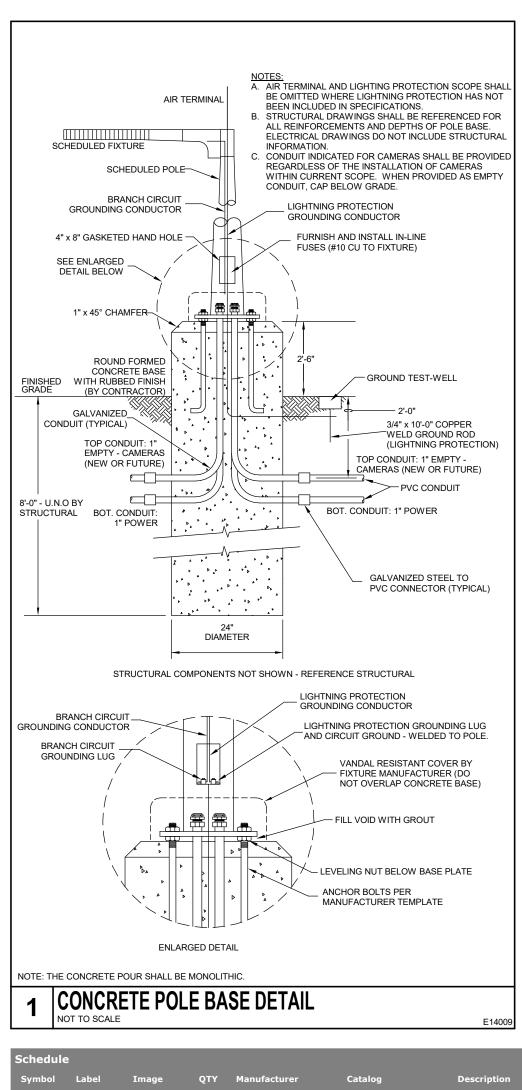
DATE: 11/20/23 BY: Ranée C. Brissette

HydroTrans #



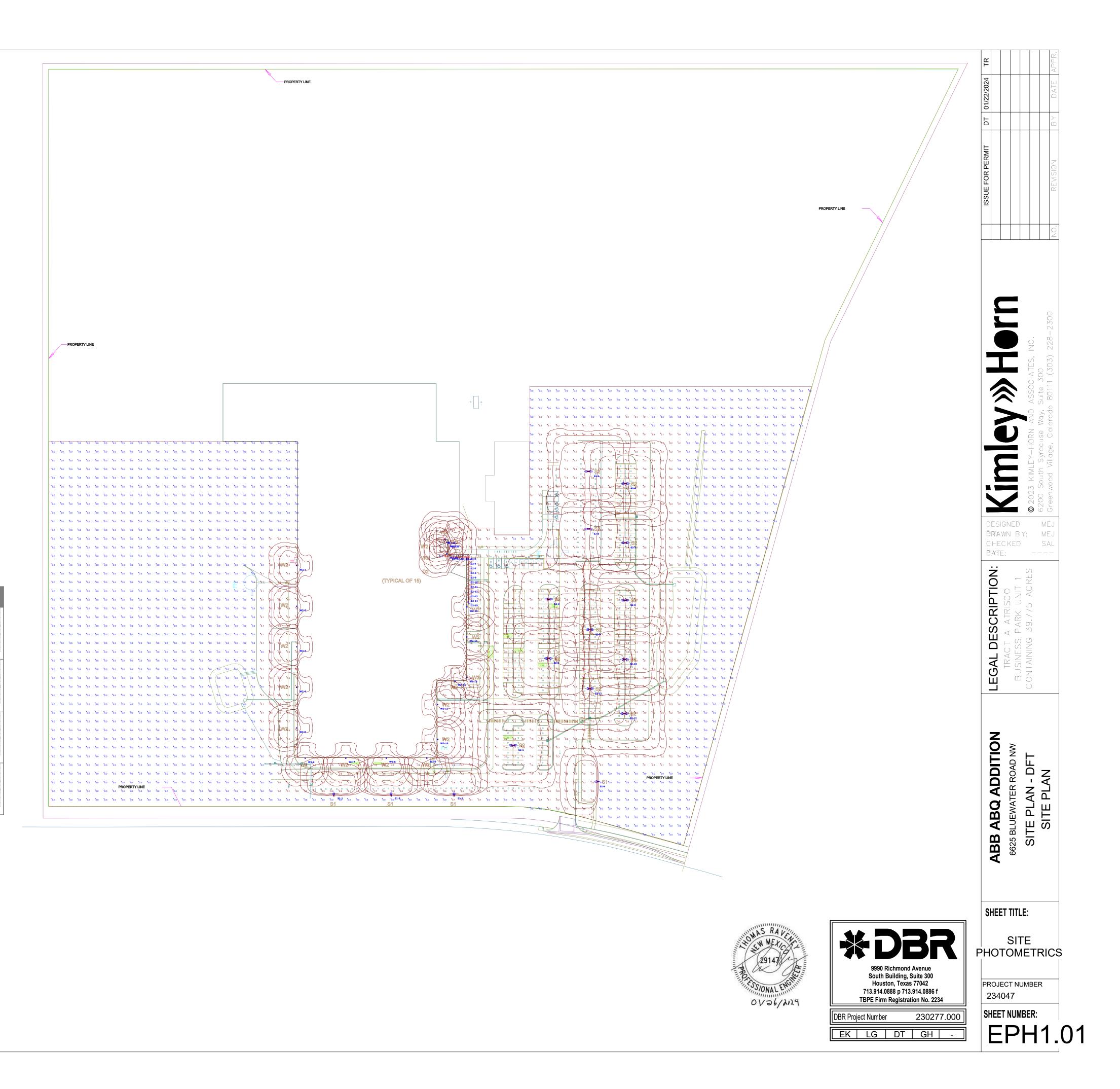
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		PROP. FIRE LANE	ATES, 00 (303)
	W	EX. WATER LINE	Associates, Suite 300 80111 (303)
	F	EX. FIRE PROTECTION LINE	
	≪	PROP. FIRE HYDRANT	AND Way, orado
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	—ss—ss—ss—	PROP. PRIVATE SEWER SERVICE	LEY-HORN Syracuse Village, Colo
	FFFF	PROP. PRIVATE FIRE LINE	
		PROP. BUILDING SETBACK	©2023 KIML ©2023 KIML 6200 South Greenwood V
5	PRIVATE = PVC SDF WATER LINES SHALL E PRIVATE (LARGER TI 2241 WITH F C-150 PRIVATE (3 INCHES OR PVC DR- WATER SERV CONTRACTOR IS RESP THE CITY WITH REGAR	E SHALL BE AS FOLLOWS: R 35 PER ASTM D 304 BE AS FOLLOWS: HAN 3 INCHES): PVC DR-18 (C-900) PER ASTM D POLYWRAPPED CAST IRON OR DUCTILE IRON PER AWA OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 -18 (C-900) PER ASTM D 2241 OR ADS POTABLE /ICE TUBING (POLYFLEX – CTS PE4710) ONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF DS TO MATERIALS AND INSTALLATION OF UTILITIES S FOR UTILITY CROSSINGS.	LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
			ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT PRIVATE UTILITY PLAN
/ - / / /	RAPHIC SCALE IN FEET		PROJECT NO. 096523009 SHEET C4.0

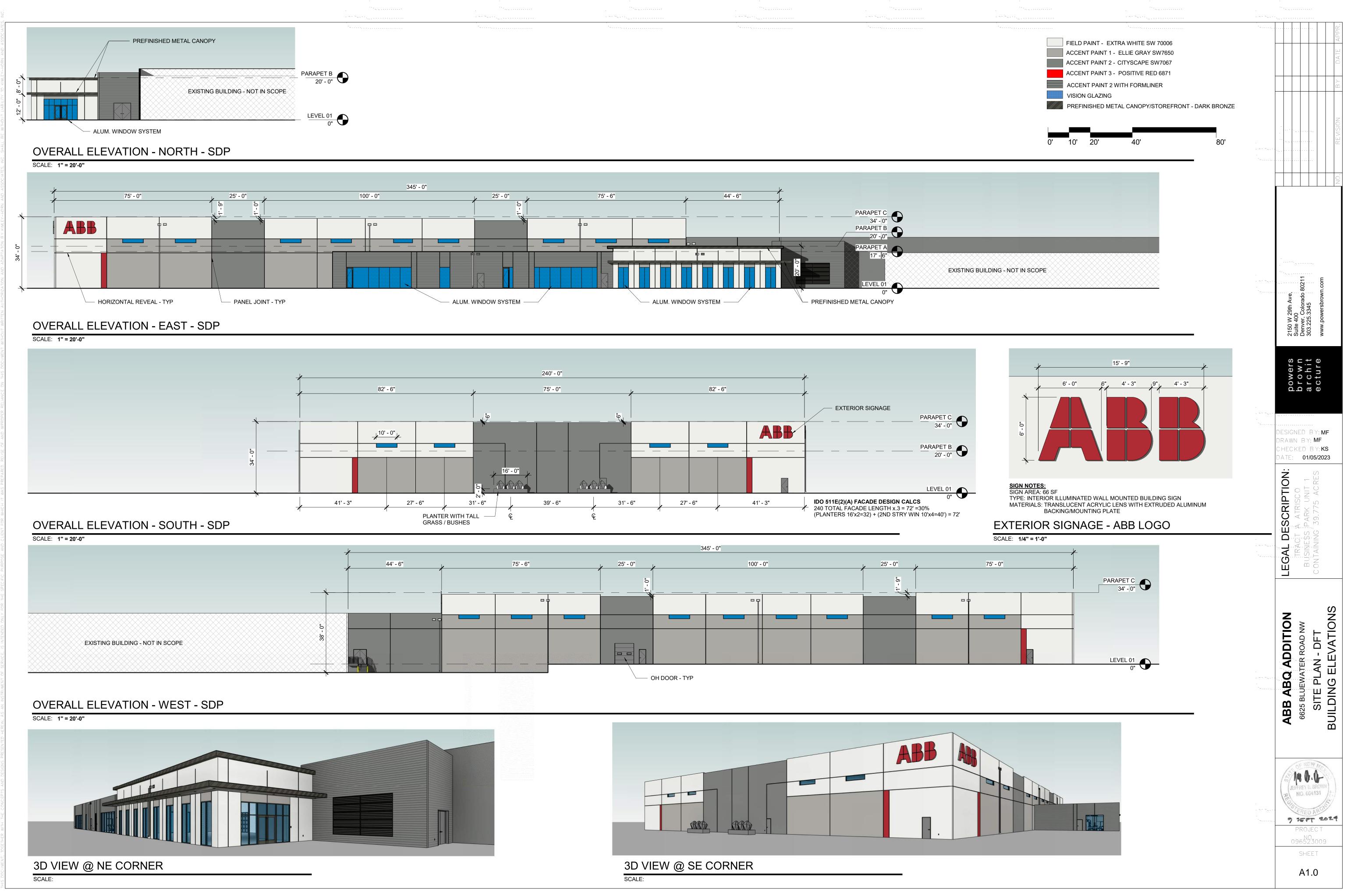




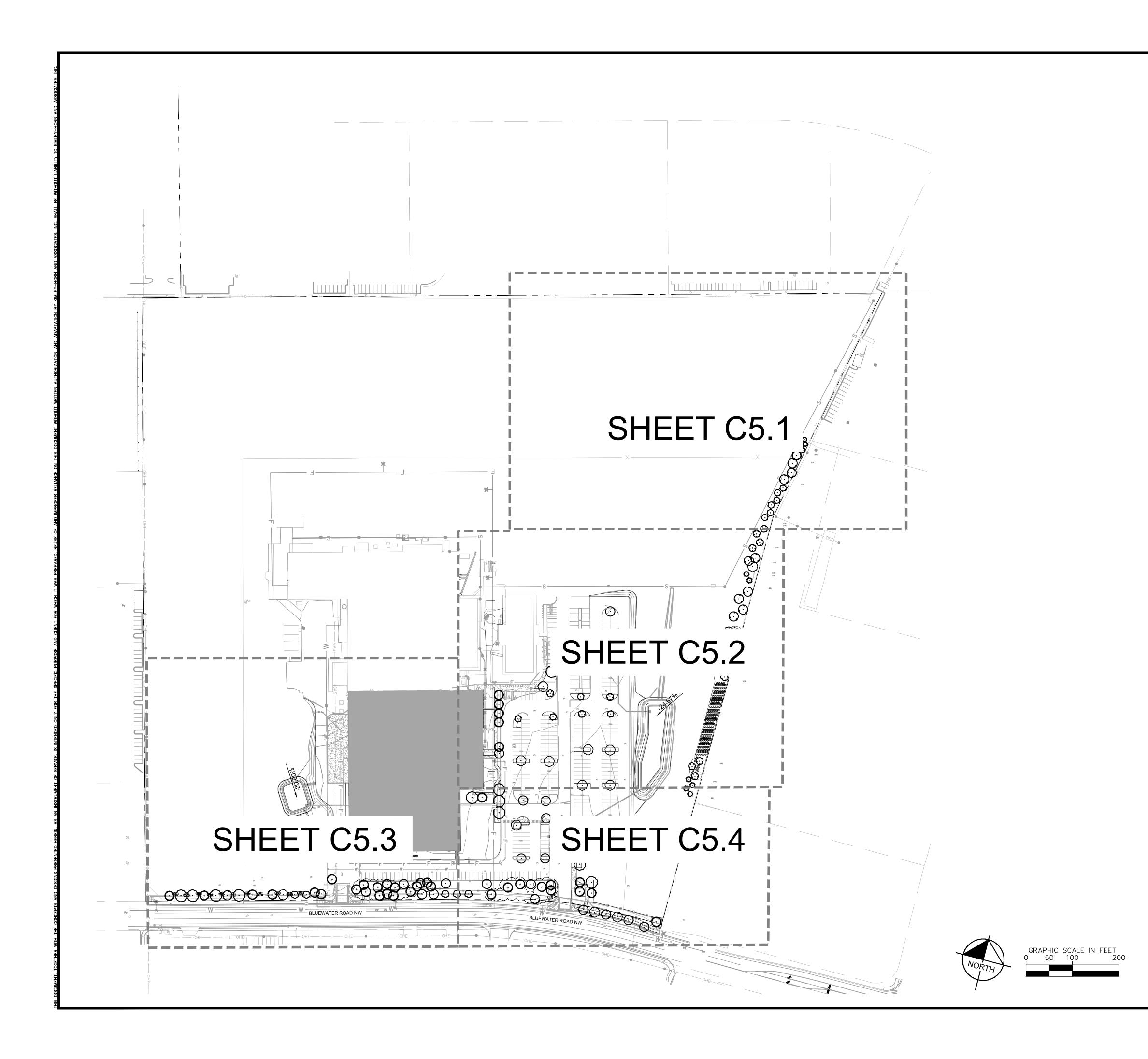
Schedul	е										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
•	S1		4	NLS Lighting	NV-1 T3 48L 7 40K	NV-1 SERIES SIZE 1 AREA LUMINAIRE 48 LED PERFORMANCE 4000K CCT TYPE 3 WITH HOUSE SIDE SHIELD	1	6968	1	104.3	Max: 7875cd
(0-0)	S2		12	NLS Lighting	NV-1 T5 48L 7 40K	NV-1 SERIES SIZE 1 AREA LUMINAIRE 48 LED PERFORMANCE 4000K CCT TYPE 5	1	12480	1	208.6	Max: 7793cd
	W2		19	Lithonia Lighting	WDGE2 LED P4 40K 70CRI TFTM	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	4742	1	46.6589	Max: 3261cd
\oslash	D2		15	Lithonia Lighting	LDN4 40/20 LO4AR LSS	4IN LDN, 4000K, 2000LM, CLEAR, SEMI- SPECULAR REFLECTOR, 80CRI	1	2008	1	22.12	Max: 2123cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Mir
GRADE LEVEL	+	2.04 fc	26.2 fc	0.0 fc	N/A	N/A
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CONSTRUCTION BID NOTES: 1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET CONTRACTOR STALL PROCORE PLANT MATERIALS AND OFSIZE AS NECESSART TO MEET THE MOST STRINGENT SPECIFICATION.
 LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER

PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.

LANDSCAPE NOTES: 1. TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUMN OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION.
 NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.
 THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF

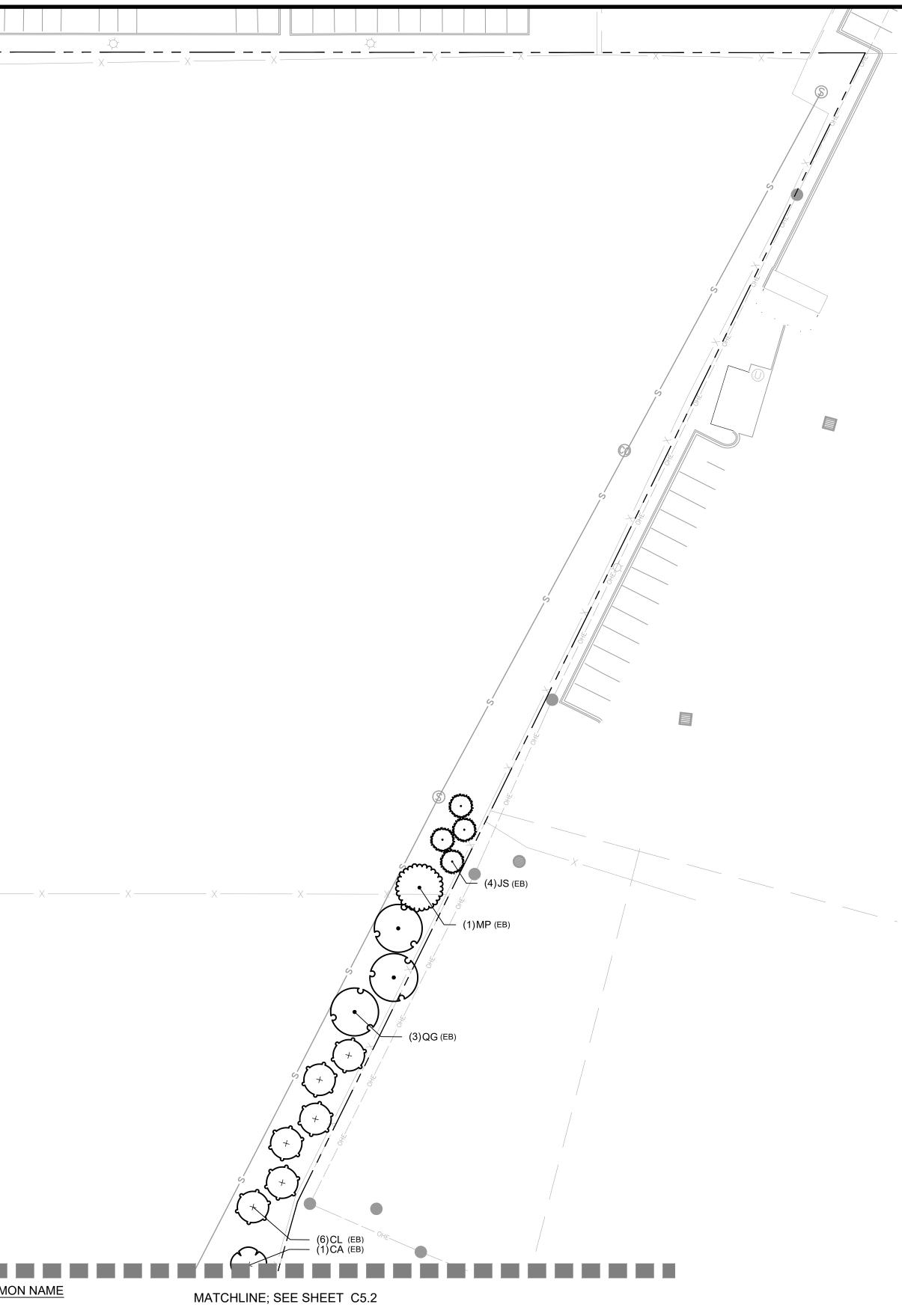
ANY LANDSCAPED AREA. 4. VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION

FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT

CONNECTIONS. 5. TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR

WATER LINE. 6. IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.

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SYMBOL CODE	QTY BUF	FER LANDSCAPE A	REA STREET SCA			COMM
SYMBOL CODE GROUND COVER		FER LANDSCAPE A	REA STREET SCA	<u>APE</u> BOTANIO	CAL NAME	COMM
		FER LANDSCAPE A	REA STREET SCA		CAL NAME	<u>COMN</u> 1-4" ANG
GROUND COVER	<u>S</u> 8,281 SF 4,093 SF	8,281 SF 4,093 SF		1-4" AGGRE 2-4" AGGRE	GATE MULCH ROCK	1-4" ANG 2-4" ANG
GROUND COVER	S 8,281 SF 4,093 SF 57,793 SF 9,350 S	8,281 SF 4,093 SF SF 37,750 SF	REA STREET SCA	1-4" AGGRE 2-4" AGGRE 3/4"-1" ROCK	GATE MULCH ROCK GATE MULCH ROCK	1-4" ANG 2-4" ANG TO MATC
GROUND COVER	<u>S</u> 8,281 SF 4,093 SF	8,281 SF 4,093 SF		1-4" AGGRE 2-4" AGGRE 3/4"-1" ROCK	GATE MULCH ROCK GATE MULCH ROCK K MULCH D NATIVE SEED MIX	1-4" ANG 2-4" ANG



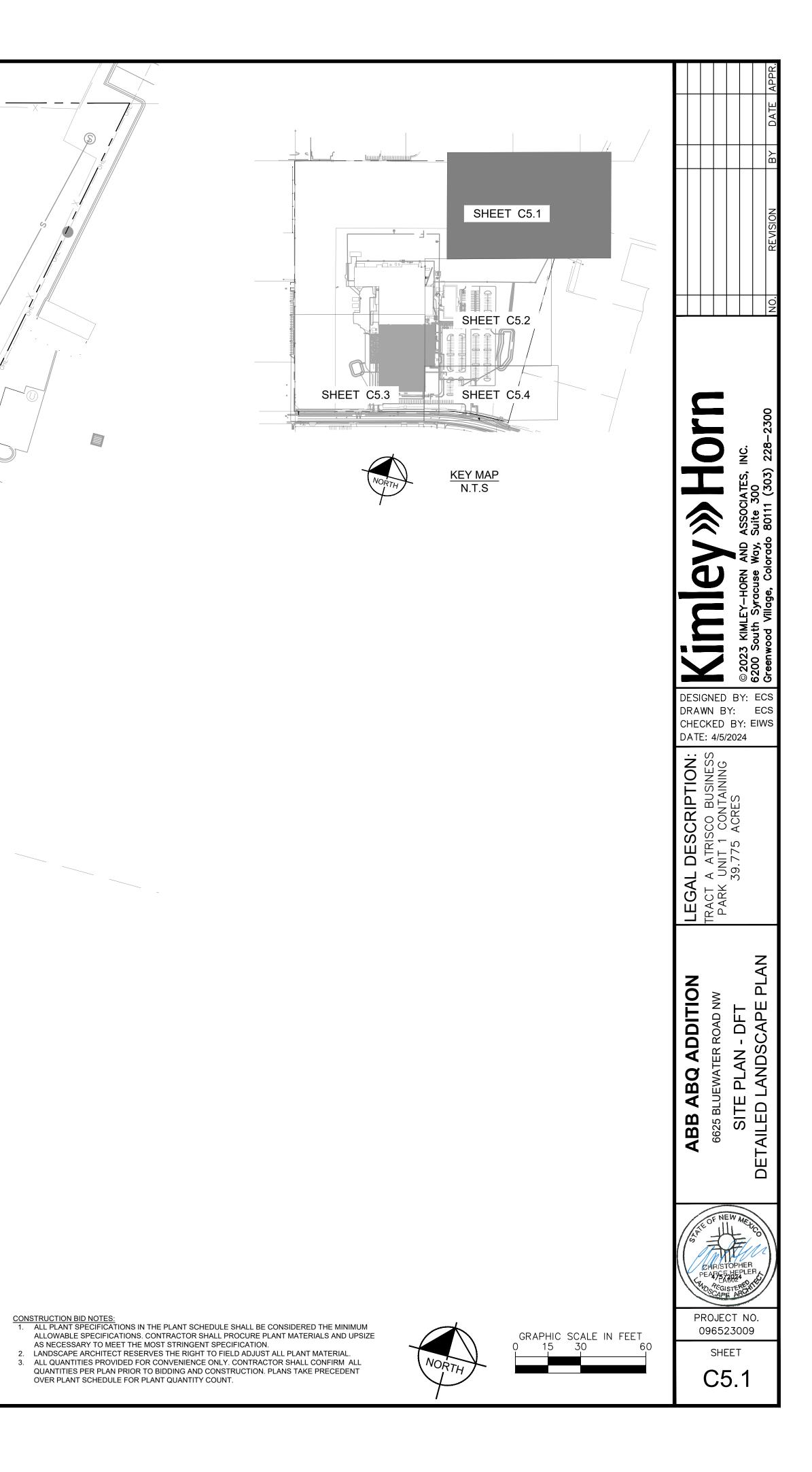
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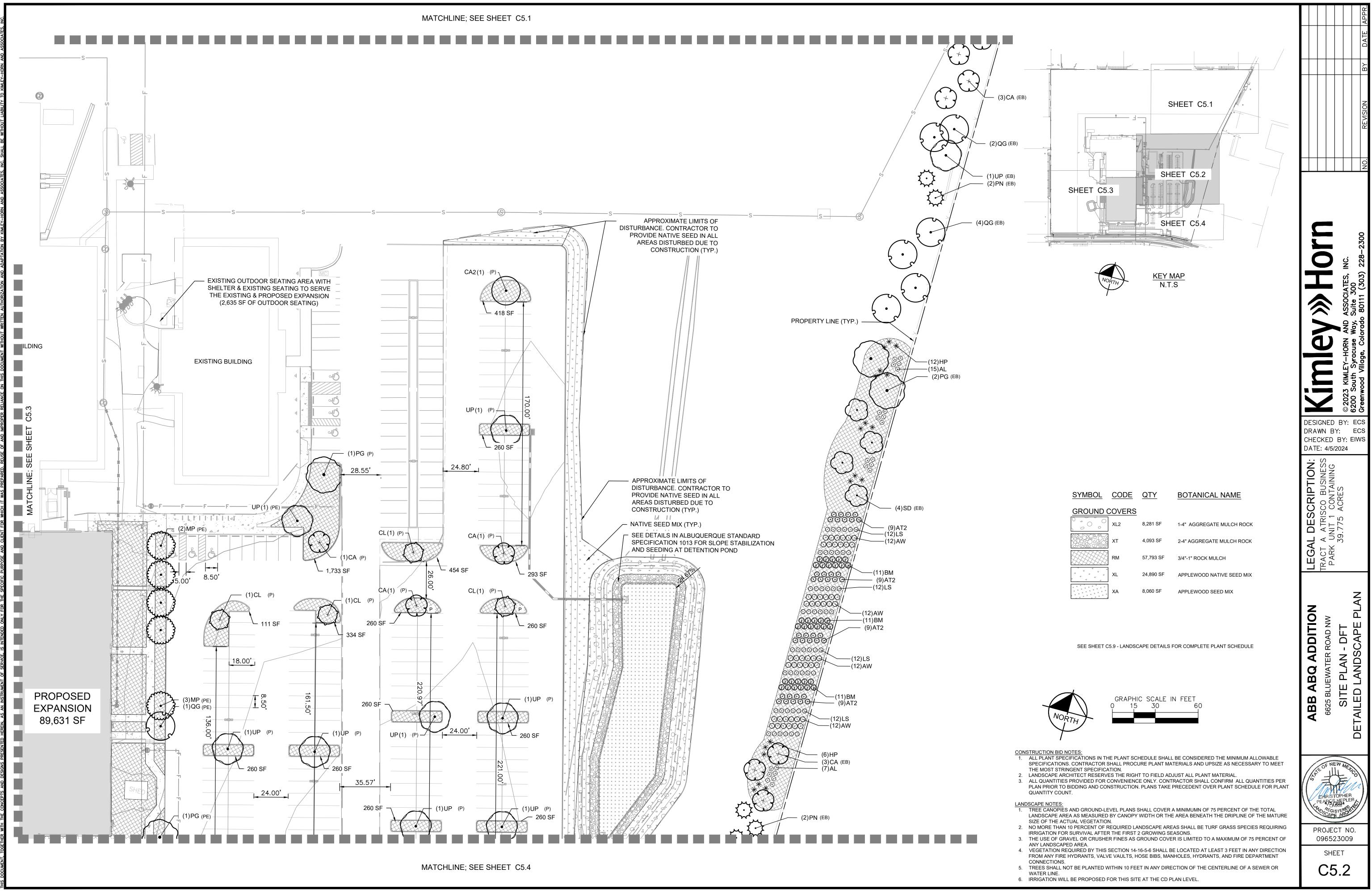
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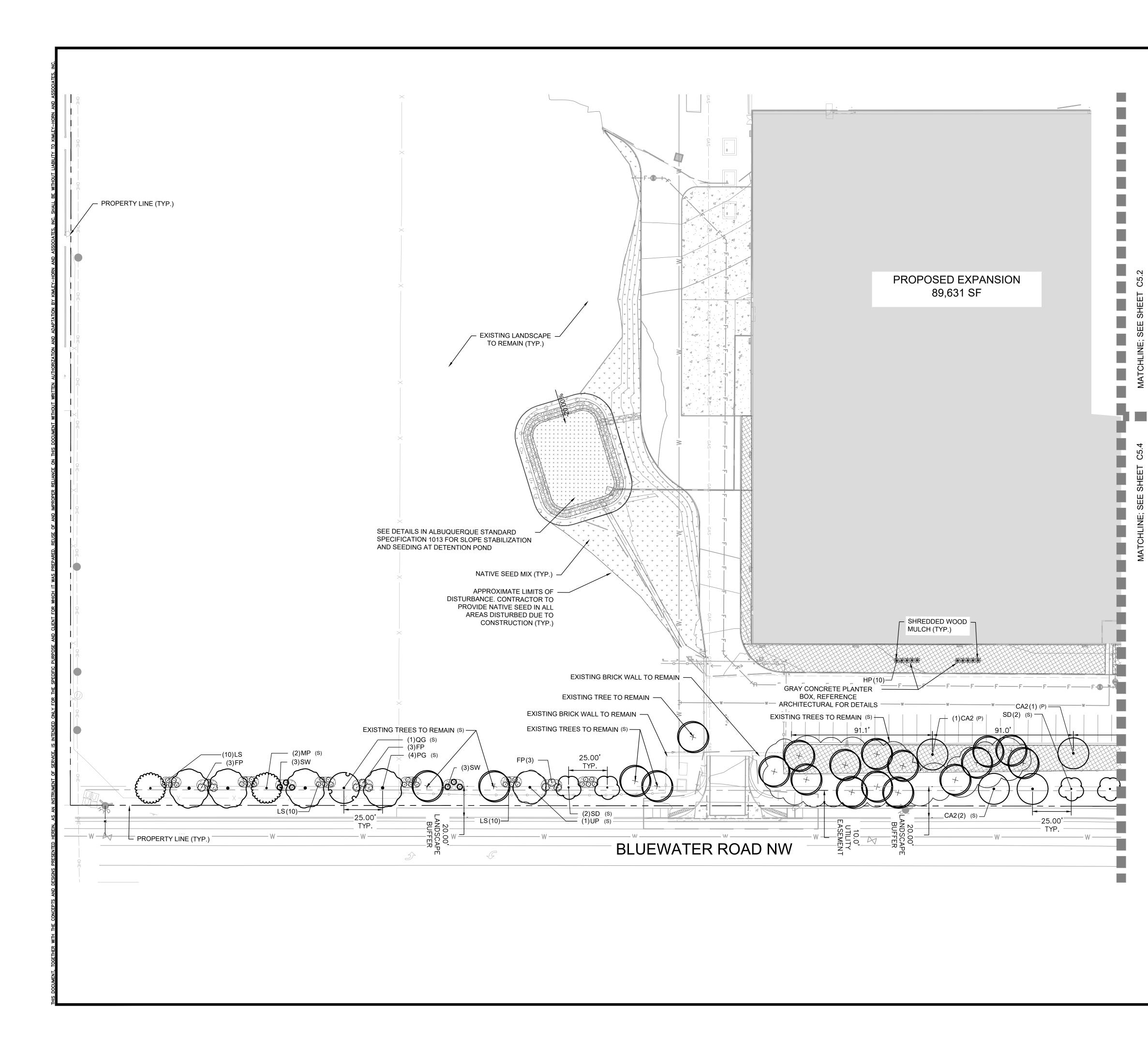
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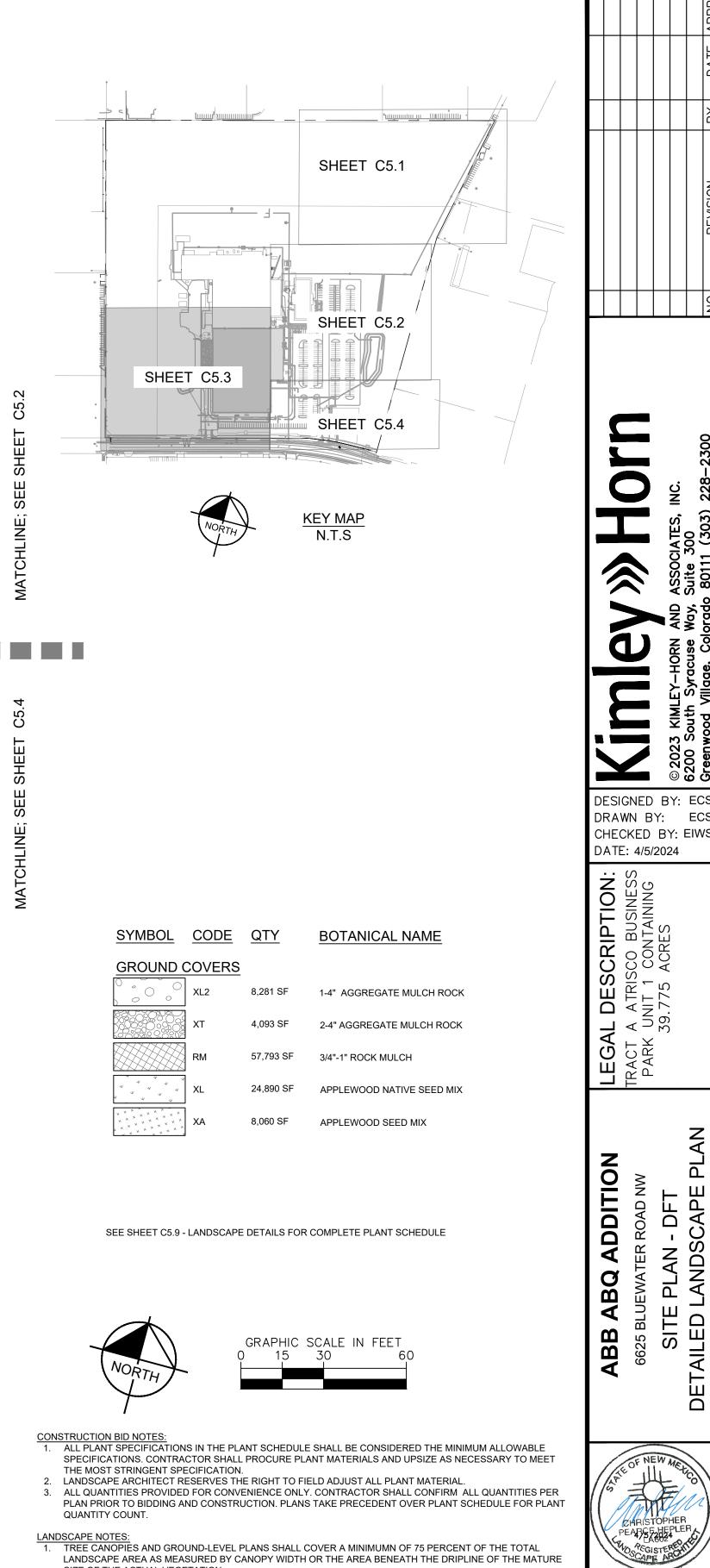
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- LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION. 2. NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING
- IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

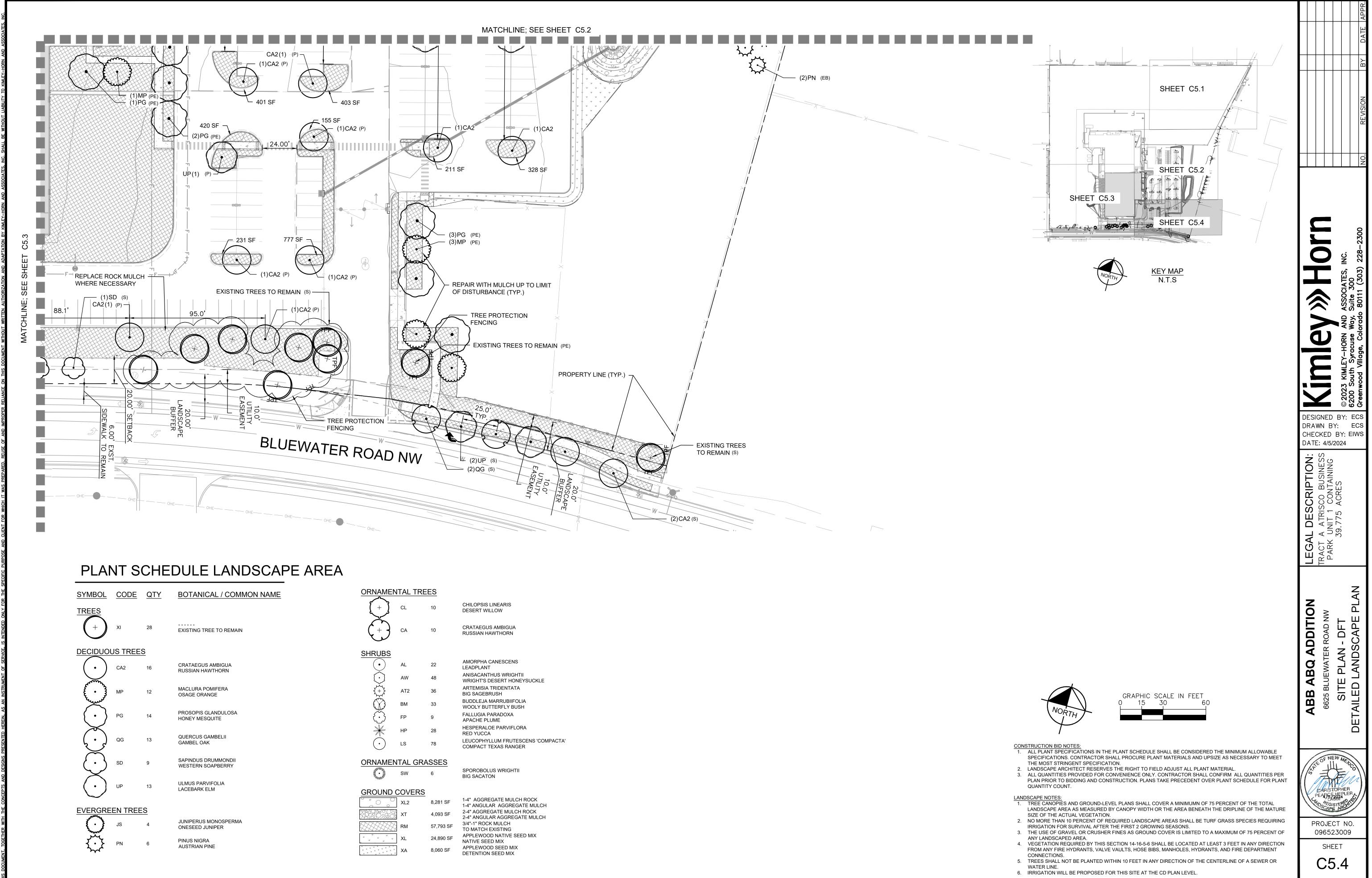
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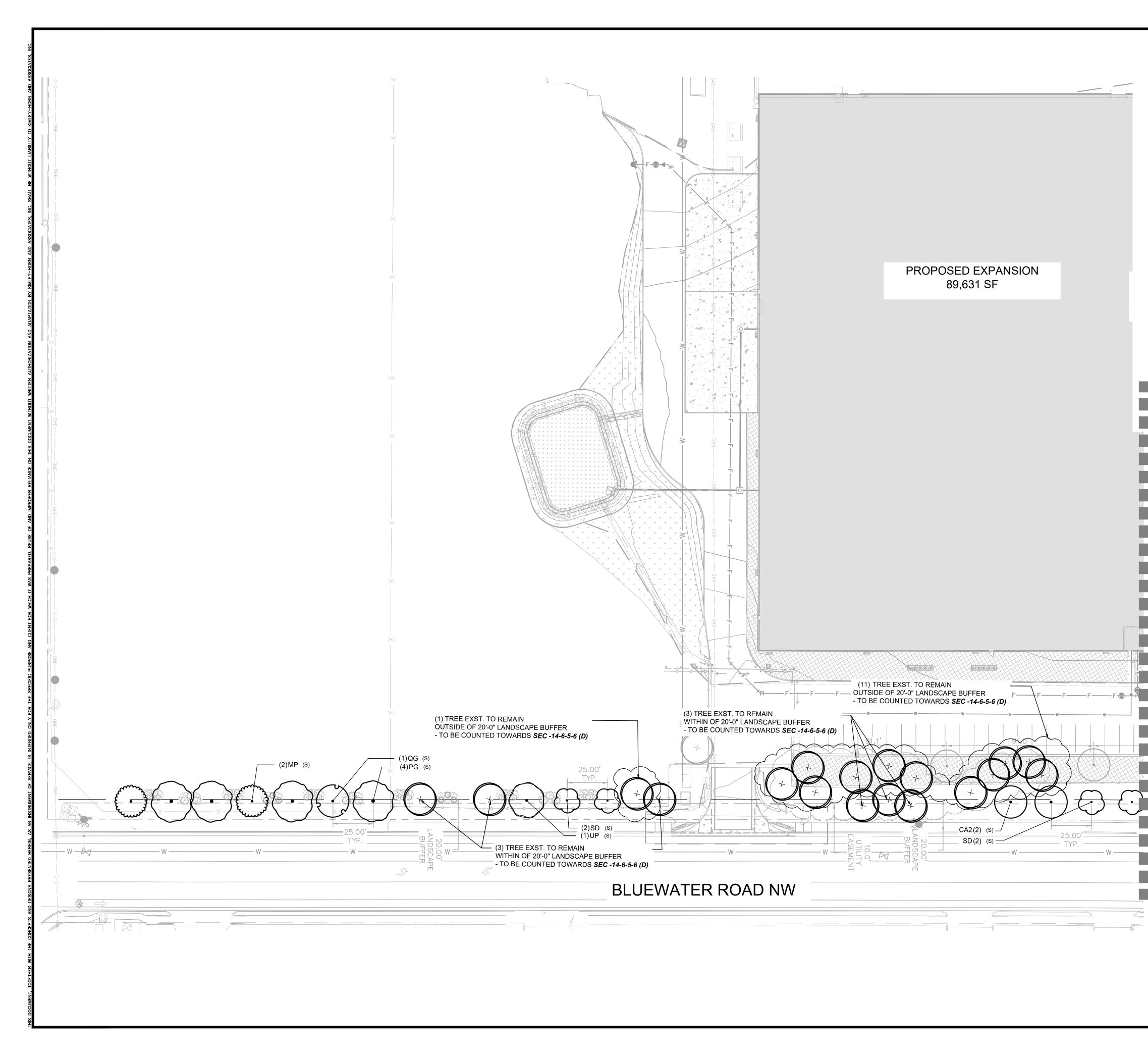
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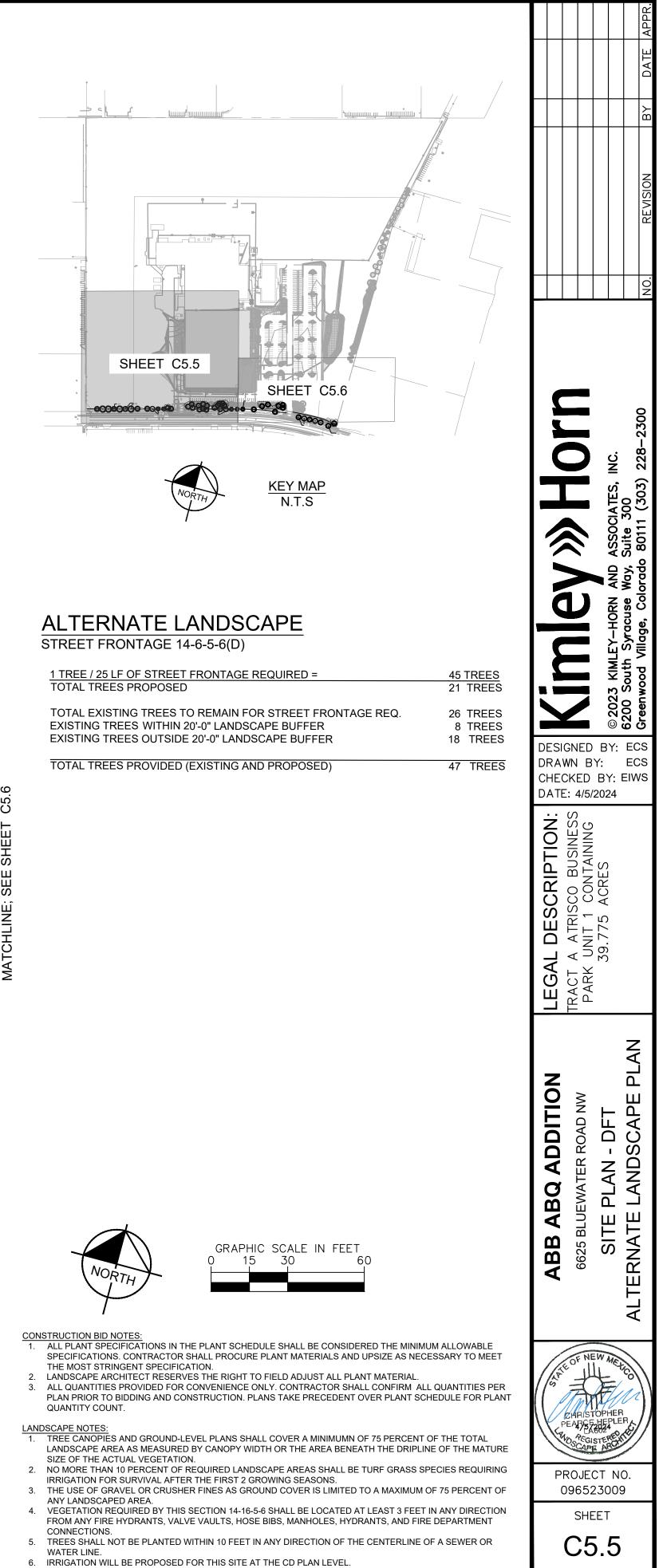
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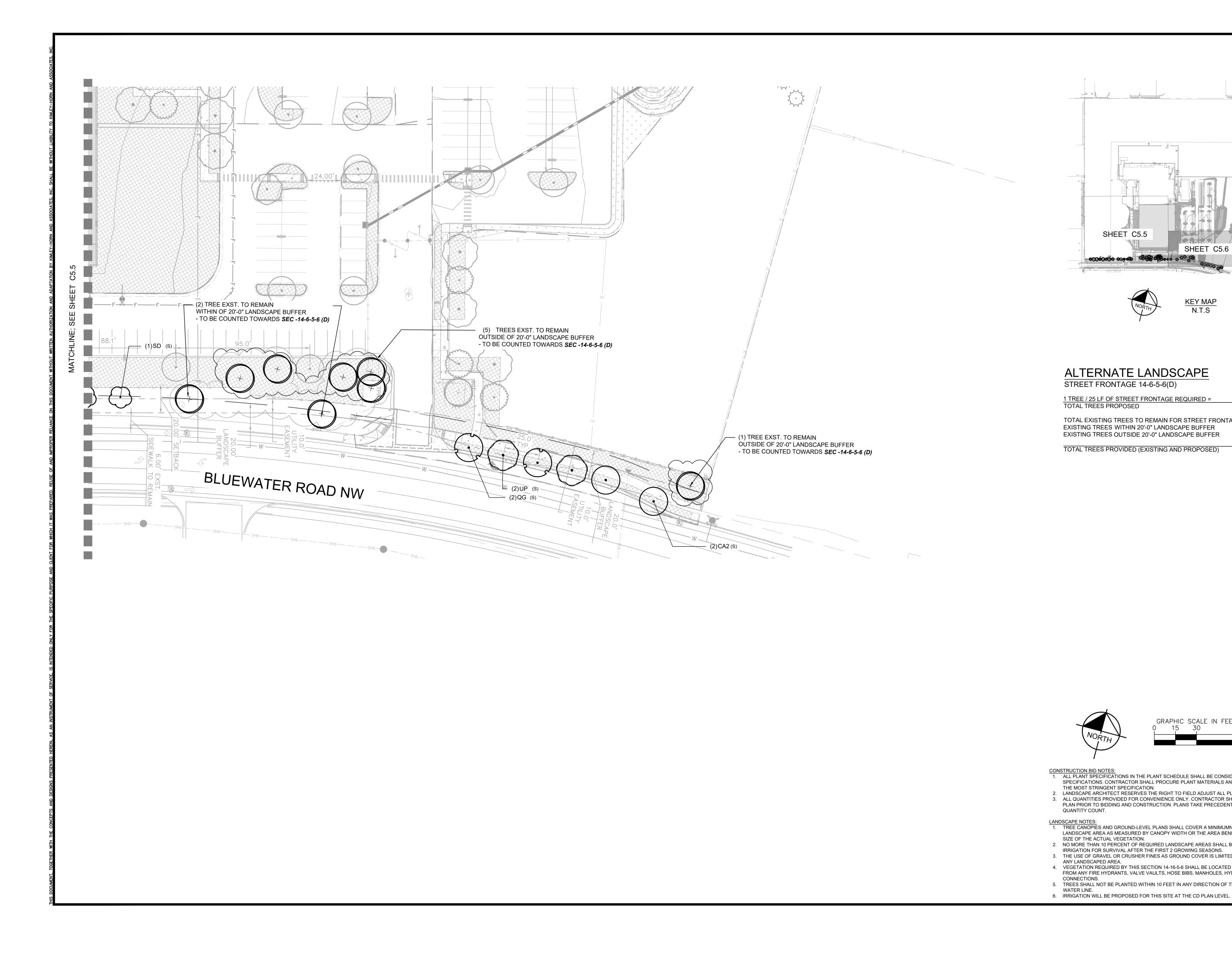
- 3. THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA.
- 4. VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION
- FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS. 5. TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR
- WATER LINE. 6. IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.



<u>S</u>	
0	CHILOPSIS LINEARIS DESERT WILLOW
0	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
2	AMORPHA CANESCENS LEADPLANT
8	ANISACANTHUS WRIGHTII WRIGHT'S DESERT HONEYSUCKLE
6	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
3	BUDDLEJA MARRUBIIFOLIA WOOLY BUTTERFLY BUSH
I	FALLUGIA PARADOXA APACHE PLUME
8	HESPERALOE PARVIFLORA RED YUCCA
8	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
<u>SES</u>	
i	SPOROBOLUS WRIGHTII BIG SACATON
	1-4" AGGREGATE MULCH ROCK
,281 SF	1-4" AGGREGATE MULCH ROCK 1-4" ANGULAR AGGREGATE MULCH 2-4" AGGREGATE MULCH ROCK
,093 SF	2-4" ANGULAR AGGREGATE MULCH 3/4"-1" ROCK MULCH
7,793 SF	TO MATCH EXISTING APPLEWOOD NATIVE SEED MIX
4,890 SF	NATIVE SEED MIX APPLEWOOD SEED MIX
,000 01	DETENTION SEED MIX









GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

ACTIVITIES

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
- 1. GENERAL
 - MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

- 2. PLANT MATERIALS
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ³/₄ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
- 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
 - CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
 - * FERTILIZER RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO
- ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO G FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESEF SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGE CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN AC ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPEC PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECT INSTALLATION.
- 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDS INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIF APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO F AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RE ALLOWED BY JURISDICTIONAL AUTHORITY)
- N. LAWN SODDING
 - . THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODU-OWNER.
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUG CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FI
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUI PREPARED AREA THOROUGHLY.
- 4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLA THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLI UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAP ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PRO LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY US IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECES THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLE REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SU FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL
- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEA
 LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DE SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERO 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF N
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTA OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTE SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICT JURISDICTIONAL AUTHORITY.

O. EDGING

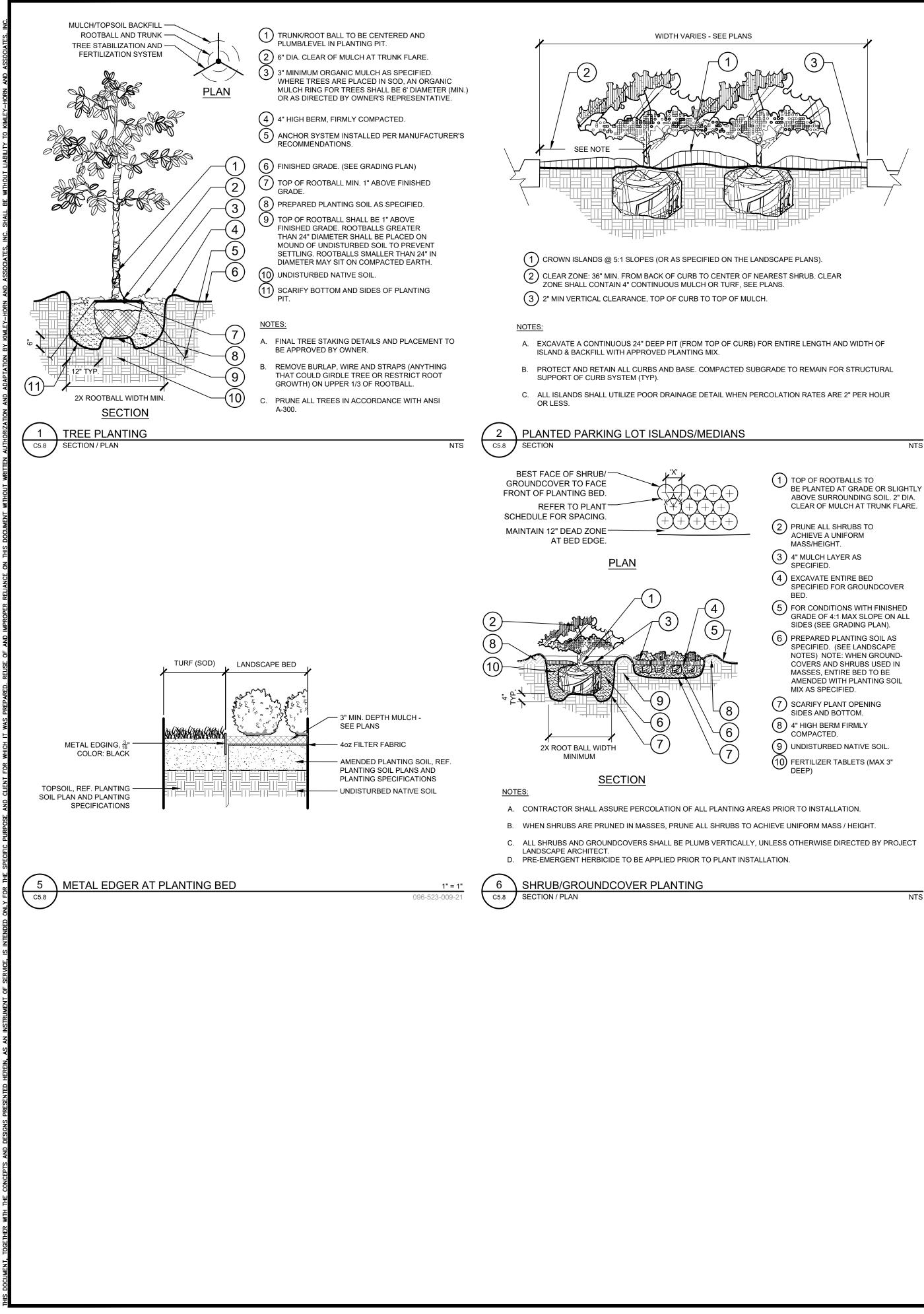
- a. CONTRACTOR SHALL INSTALL 4"X¹/₈" ROLLED TOP STEEL EDGING BETWEE P. CLEANUP
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPT MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS W THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKIN INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERT REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHIT TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND A

S. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INST CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINI THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRES
- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE ENE FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PEF SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE F AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DUR EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OW WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREAD

		DATE APPR.
		D BX
TED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW O GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH TH SOIL MIXTURE. M THE SIDES AND TOPS OF BALLS, BUT NO BURLAP		SION
SERVE THE NATURAL CHARACTER OF THE PLANT. ALL		REVISION
GED BRANCHES SHALL BE REMOVED WITH A CLEAN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON D A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL		NO
CTION E. THOROUGHLY WATER ALL PLANTS AFTER OR IN ACCORDANCE WITH THE PLANS TO INSURE NTRACTOR AND OWNER DECIDE TO WAIVE THE TREE DSCAPE ARCHITECT IN WRITING AND AGREE TO		
ECT IN THE EVENT UNSUPPORTED TREES PLANTED		
IAL ACCEPTANCE OF WORK. IF DIRECTED BY THE ALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT O FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH RECOMMENDED BY THE MANUFACTURER. (AS	Drn	с. 28–2300
ON, AND SODDING COMPLETE, IN STRICT ACCORDANCE DUCE A TURF GRASS LAWN ACCEPTABLE TO THE	H	7 N
JGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD GHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL ED (100) POUNDS PER FOOT OF WIDTH. DURING THE ED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL I FINISH TO THE REQUIRED GRADE.	\approx	ASSO Suite 8011
BUMPS AND DEPRESSIONS ARE REMOVED. WET	G	FY-HORN AND Syracuse Way, illage, Colorado
PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN	L	Villo Villo
DLID SODDED LAWN AREA. SOD SHALL BE LAID CAPE ELEMENTS, PAVED AND PLANTED AREAS. PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE USED FOR SUCH PURPOSES, AND THEN THOROUGHLY CESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN CLEAN SAND, AS APPROVED BY THE OWNER'S SURFACE OF THE SOD AND THOROUGHLY WATERED IN. INAL AUTHORITY.	Z	© 2023 KIML 6200 South Greenwood V
WN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE RE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE HEAT AND MOISTURE.	DRAWN B	BY: EIWS
DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR RODED, SUNKEN OR BARE SPOTS (LARGER THAN PRESENTATIVE. REPAIRED SODDING SHALL BE F NECESSARY.	CRIPTION: CO BUSINESS)
TAINING SOD/LAWN UNTIL ACCEPTANCE BY THE NTRACTOR TO PROVIDE WATERING/IRRIGATION CTIONS AS SET FORTH BY THE PROPERTY'S	ESCRIPT IRISCO BUS	75 ACRES
EEN ALL SOD/SEED AREAS AND PLANTING BEDS.		
EPTANCE, THE CONTRACTOR SHALL REMOVE ALL IS WORK. ALL PAVED AREAS SHALL BE CLEANED AND D BY THE OWNER'S REPRESENTATIVE.	LEGA TRACT PARK	-
BE MAINTAINED BY WATERING, CULTIVATING, KING OR REPAIRING GUY SUPPORTS) NECESSARY TO ERTIFICATION OF ACCEPTANCE BY THE OWNER'S	Z	
ON PLANTING, CONSTRUCTION AND ALL OTHER INT AT THIS TIME SHALL BE SUBJECT TO THE SAME HITECT OR OWNER IN WRITING) BEGINNING WITH THE D ACCEPTANCE HEREIN DESCRIBED.	BLUEWATER ROAD NW	N - DFT E NOTES
STALLED (INCLUDING SOD) BY THE LANDSCAPE INIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT RESENTATIVE.		SITE PLAN ANDSCAPE
END OF THE WARRANTY PERIOD SHALL BE REMOVED PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE E FURNISHED PLANTED AND MULCHED AS SPECIFIED	ABB , 6625 BI	SITE LANDS
CTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, DURING THE ONE (1) YEAR WARRANTY PERIOD TO DWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN REATEN VIGOROUS AND HEALTHY PLANT GROWTH.		
	PEAFSE	
	0965	CT NO. 23009 EET

C5.7



MIN. 1/2 MATURE SHRUB WIDTH MIN. CLR

1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

(2) CURB / PARKING LOT EDGE.

PARKING SPACE/CURB PLANTING C5.8 SECTION

DETENTION SEED MIX

WATER PLANTAIN SWAMP MILKWEED TICKSEED SUNFLOWER ALLEGHENY MONKEYFLOWER DITCH STONECROP CUTLEAF CONEFLOWER COMMON ARROWHEAD **BLUE VERVAIN** AWL-FRUITED SEDGE FOX SEDGE VIRGINIA WILDRYE SPIKE RUSH SOFT RUSH PATH RUSH RICE CUT GRASS SWITCHGRASS SOFTSTEM BULRUSH PRAIRIE CORDGRASS

NURSE CROPS: COMMON OATS ANNUAL RYE

ALISMA SUBCORDATUM ASCLEPIAS INCARNATA BIDENS ARISTOSA MIMULUS RINGENS PENTHORUM SEDOIDES RUDBECKIA LACINIATA SAGITTARIA LATIFOLIA VERBENA HASTATA CAREX STIPATA CAREX VULPINOIDEA ELYMUS VIRGINICUS ELEOCHARIS SPECIES JUNCUS EFFUSUS JUNCUS TENUIS LEERSIA ORYZOIDES PANICUM VIRGATUM SCHOENOPLECTUS TABERNAEMONTANI SPARTINA PECTINATA

AVENA SATIVA LOLIUM MULTIFLORUM

THIS MIX IS COMPOSED OF TENACIOUS SPECIES OF WILDFLOWERS, GRASSES, RUSHES AND SEDGES

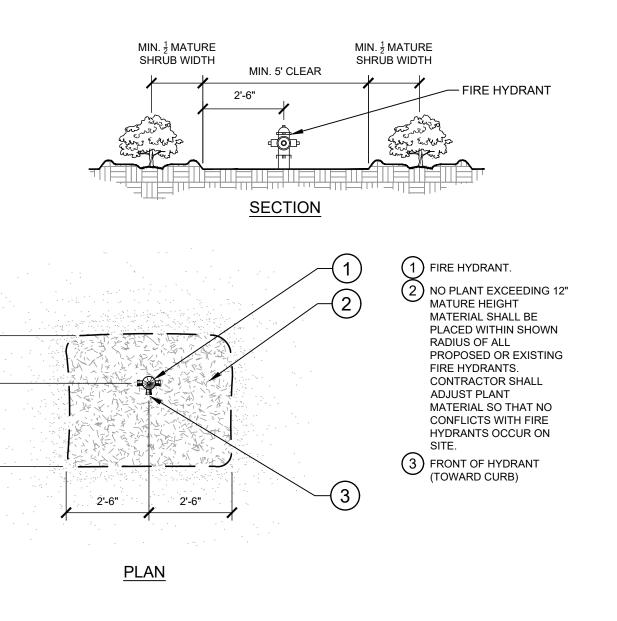
THAT CAN TOLERATE AREAS THAT ARE INUNDATED PERIODICALLY BY WATER. PRODUCT CODE: DBWT

PLANTING RATE: 35 LBS./ACRE

*MIXTURE MAY VARY OCCASIONALLY FROM THE INDICATED LISTING, BASED ON AVAILABILITY OF INDIVIDUAL SPECIES.

NOTE: POND STABILIZATION TO FOLLOW SECTION 1013.

SEE DETAILS IN ALBUQUERQUE STANDARD SPECIFICATION 1013 FOR SLOPE STABILIZATION AND SEEDING AT DETENTION POND





4

C5.8

NTS

.25

NATIVE SEED MIX

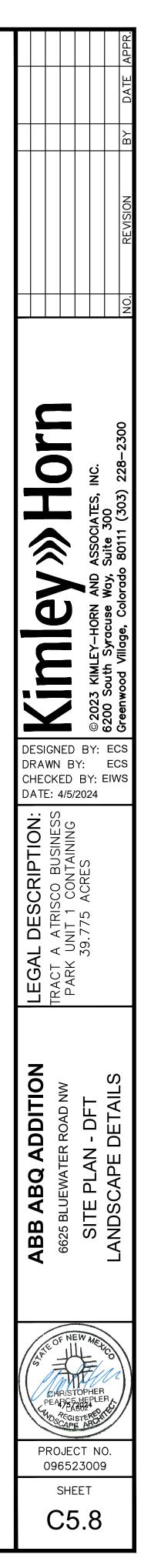
SANDY SOILS	#PLS/AC
Hilaria jamesii 'Viva' - Galleta	7.0
Oryzopsis hymenoides 'Paloma' - Indian Rice Grass	5.0
Bouteloua gracilis 'Hachita' – Blue Grama	2.0
Bouteloua curtipendula 'Vaughn' – Sideoats Grama	1.0
Agropyron smithii 'Arriba' – Western Wheat	1.0
Sporobolus cryptandrus -Sand Dropseed	1.0
Sporobolus airoides 'Salado' – Alkali Sacaton	1.0
Artemisia frigida – Fringed sagebush	.25
Sphaeralcea ambigua – Desert Globemallow	.25
Spaeralcea parvifolia – Nelson Globemallow	.25
Helianthus annuus	.5
Oenothera pallida – White Evening Primrose	.25
Baileya multiradiata – Desert Marigold	.25
Abronia fragrans or Abronia villosa – Sand Verbena	.25
Dalea purpurea var purpurea – Purple Prairie Clover	.25
Machaeranthera canescens – Hoary tanseyaster	.25
Berlandiera lyrata – Chocolate Flower	.25

Ratibida columnifera forma pulcherrima – Mexican Hat

NOTE: POND STABILIZATION TO FOLLOW SECTION 1013. SEE DETAILS IN ALBUQUERQUE STANDARD SPECIFICATION 1013 FOR SLOPE

STABILIZATION AND SEEDING AT DETENTION POND.

SEED RATE IS GIVEN IN POUNDS OF PURE LIVE SEED (PLS) PER ACRE. MIX SHALL INCLUDE AT LEAST FOUR OF THE WILDFLOWER SPECIES LISTED BELOW AT A TOTAL APPLICATION RATE OF AT LEAST 2.0# PLS/AC.



<u>BOL</u> ES	<u>CODE</u>	<u>QTY</u>	<u>BUFFER</u>	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	CAL	<u>SIZE</u>
	XI	28		2	26		EXISTING TREE TO REMAIN	-		
)	CA2	16		8	8	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL MIN	10` - 12` HT. MIN.
^y	MP	12	1	9	2	MACLURA POMIFERA	OSAGE ORANGE	B & B	2" CAL MIN	10` - 12` HT. MIN.
)	PG	14	2	8	4	PROSOPIS GLANDULOSA	HONEY MESQUITE	B & B	2" CAL MIN	10` - 12` HT. MIN.
S	QG	13	9	1	3	QUERCUS GAMBELII	GAMBEL OAK	B & B	2" CAL MIN	10` - 12` HT. MIN.
	SD	9	4		5	SAPINDUS DRUMMONDII	WESTERN SOAPBERRY	B & B	2" CAL MIN	10` - 12` HT. MIN.
	UP	13	1	9	3	ULMUS PARVIFOLIA	LACEBARK ELM	B & B	2" CAL MIN	10` - 12` HT. MIN.
GRE	EN TREE	S								
	JS	4	4			JUNIPERUS MONOSPERMA	ONESEED JUNIPER	B & B		6` HT MIN
بر • } ~^	PN	6	6			PINUS NIGRA	AUSTRIAN PINE	B & B		6` HT MIN
	NTAL TRE	ES								
+	CL	10	6	4		CHILOPSIS LINEARIS	DESERT WILLOW	B & B	2" CAL MIN	10` - 12` HT. MIN.
+	CA	10	7	3		CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL MIN	10` - 12` HT. MIN.
BOL	CODE	<u>QTY</u>	<u>BUFFER</u>	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
UBS	AL	22	22			AMORPHA CANESCENS	LEADPLANT	5 GAL	SEE PLAN	18" FULL
$\hat{\cdot}$	AW	48	48			ANISACANTHUS WRIGHTII	WRIGHT'S DESERT HONEYSUCKLE	5 GAL	SEE PLAN	18" HT MIN
> + + +	AT2	36	36			ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	5 GAL	SEE PLAN	36" FULL
T)	BM	33	33			BUDDLEJA MARRUBIIFOLIA	WOOLY BUTTERFLY BUSH	5 GAL	SEE PLAN	36" FULL
·}	FP	9			9	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	SEE PLAN	24" FULL
	HP	28	18	10		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	SEE PLAN	18" FULL
$\overline{\cdot}$	LS	78	48		30	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	SEE PLAN	24" HT MIN
	NTAL GRA	ASSES								
•	SW	6			6	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL		
BOL	CODE	<u>QTY</u>	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT	-	
	COVERS									
\sim	XL2	8,281 SF		8,281 SF		1-4" AGGREGATE MULCH ROCK	1-4" ANGULAR AGGREGATE MULCH	ROCK		
	хт	4,093 SF		4,093 SF		2-4" AGGREGATE MULCH ROCK	2-4" ANGULAR AGGREGATE MULCH	ROCK		
	RM	57,793 SF	9,350 SF	37,750 SF	10,693 SF	3/4"-1" ROCK MULCH	TO MATCH EXISTING	-		
* * * * * * *	XL	24,890 SF		24,890 SF		APPLEWOOD NATIVE SEED MIX	NATIVE SEED MIX	SEED		
* * * * * * * * * * * * * * * * * * * *	XA	8,060 SF		8,060 SF		APPLEWOOD SEED MIX	DETENTION SEED MIX	SEED		

_____CC

CODE TABLE		DATE
<u>LANDSCAPE AREA</u> Total lot area = 39.94 Acres / 1,739,791 Sf		B
TOTAL BUILDING AREA (EXISTING TO REMAIN) - TOTAL BUILDING AREA (PROPOSED)	,739,791 SF 103,007 SF <u>89,631 SF</u> , 547,153 SF	REVISION
TOTAL NET LOT AREA 1,547,153 x 20% = TOTAL LANDSCAPE REQUIREMENT = 309,431 SF		RE
EXISTING LANDSCAPE285,700 SFPROPOSED LANDSCAPE94,658* SFTOTAL LANDSCAPE AREA PROVIDED380,358 SF (24%)*NOT COUNTING OVERLAPPING MULCH		
EXISTING TREES TO BE REMOVED= 3 TREEEXISTING TREES TO REMAIN= 28 TREESPROVIDED SHADE TREES= 77 TREESPROVIDED ACCENT/ORNAMENTAL TREES= 20 TREESPROVIDED EVERGREEN TREES= 10 TREES		
TOTAL COVERAGE (PROPOSED LANDSCAPE AREA) 94,658 xTOTAL COVERAGE REQUIREMENT= 70,933.5TOTAL COVERAGE PROVIDED= 107,853COVERAGE OF ROCK MULCH PROVIDED= 63,886.5COVERAGE OF GROUND-LEVEL PLANTS REQ.= 23,664.5COVERAGE OF GROUND-LEVEL PLANTS PROV.= 38,150**CALCULATION ASSUMES 20 SF PER GROUND PLANT AS AN A	SF SF SF (66%) SF (25%) SF (40%)	HOT TES, INC. 303) 228–2300
14-6-5-6(F) PARKING LOT LANDSCAPING(P)242 PROPOSED PARKING STALLS11 TREE EVERY 100'-0" FT OF PARKING1 TREE / FOR EACH 10 PARKING STALLSREQUIRED =TOTAL TREES PROVIDED	25 TREES 27 TREES	AND ASSOCIATES, Way, Suite 300 orado 80111 (303)
14-6-5-6(D) STREET TREE LANDSCAPING (S) 1,118 LF OF STREET FRONTAGE <u>1 TREE / PER 25 LF OF STREET FRONTAGE REQUIRED =</u> TOTAL TREES PROVIDED EXISTING TREES TO REMAIN	45 TREES 21 TREES 26 TREES (8) EXISTING TREES ARE WITHIN 20'-0" LANDSCAPE BUFFER (18) EXISTING TREES ARE OUTSIDE 20'-0" LANDSCAPE BUFFER	EY-HORN Syracuse fillage, Col
14-6-5-6(E) EDGE BUFFER LANDSCAPING (EB) 819 LF OF PERIMETER 1 TREE / PER 20 LF OF SITE PERIMETER REQUIRED = <u>5 SHRUBS / PER 20 LF OF SITE PERIMETER REQUIRED =</u> TOTAL TREES PROVIDED TOTAL SHRUBS PROVIDED	41 TREES <u>205 SHRUBS</u> 41 TREES 205 SHRUBS	DESIGNED BY: ECS DRAWN BY: ECS CHECKED BY: EIWS
459 LF OF PEDESTRIAN WALKWAYS <u>1 TREE/ PER 25 LF OF PEDESTRIAN WALKWAY REQUIRED=</u> TOTAL TREES PROVIDED	19 TREES 19 TREES	LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
		ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT LANDSCAPE DETAILS
		PROJECT NO. 096523009 SHEET C.S.9