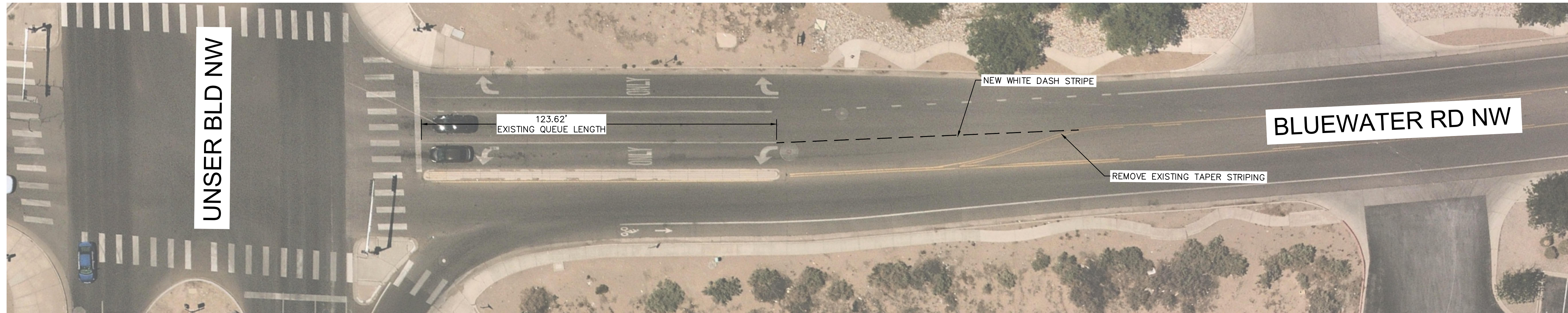
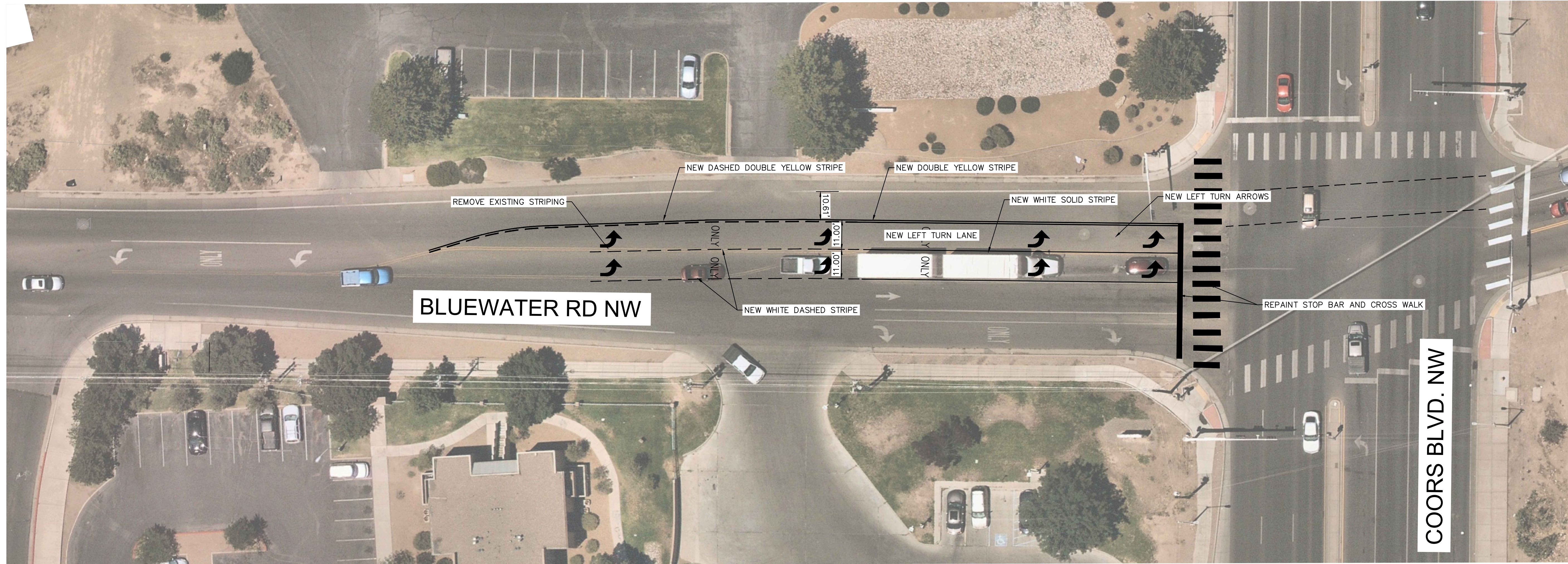
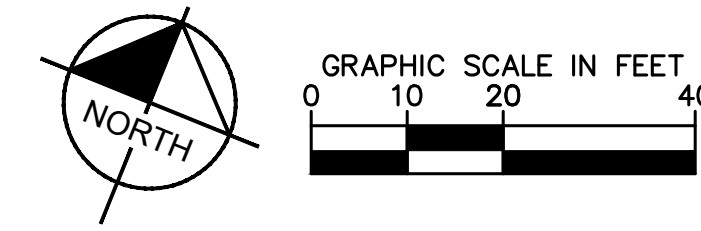


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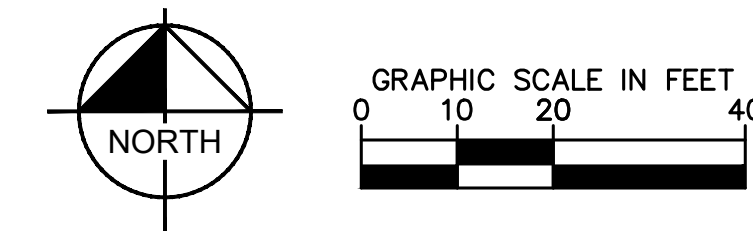
WBL BLUEWATER ROAD NW & UNSER BLVD NW NW LEFT TURN STRIPING

FOR REFERENCE ONLY



EBL BLUEWATER ROAD NW & COORS BLVD NW LEFT TURN STRIPING

FOR REFERENCE ONLY



NOTE: OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. IMPROVEMENTS TO BE DESIGNED AND APPROVED THROUGH THE PUBLIC IMPROVEMENT PROCESS THROUGH THE ALBUQUERQUE DESIGN REVIEW COMMITTEE AND SHOULD NOT BE COMMENTED ON OR REVIEWED BY ABQ DFT

NO.	REVISION	BY	DATE	APPR

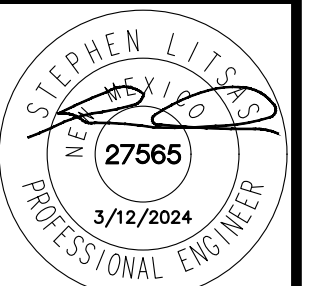
Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 12/03/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

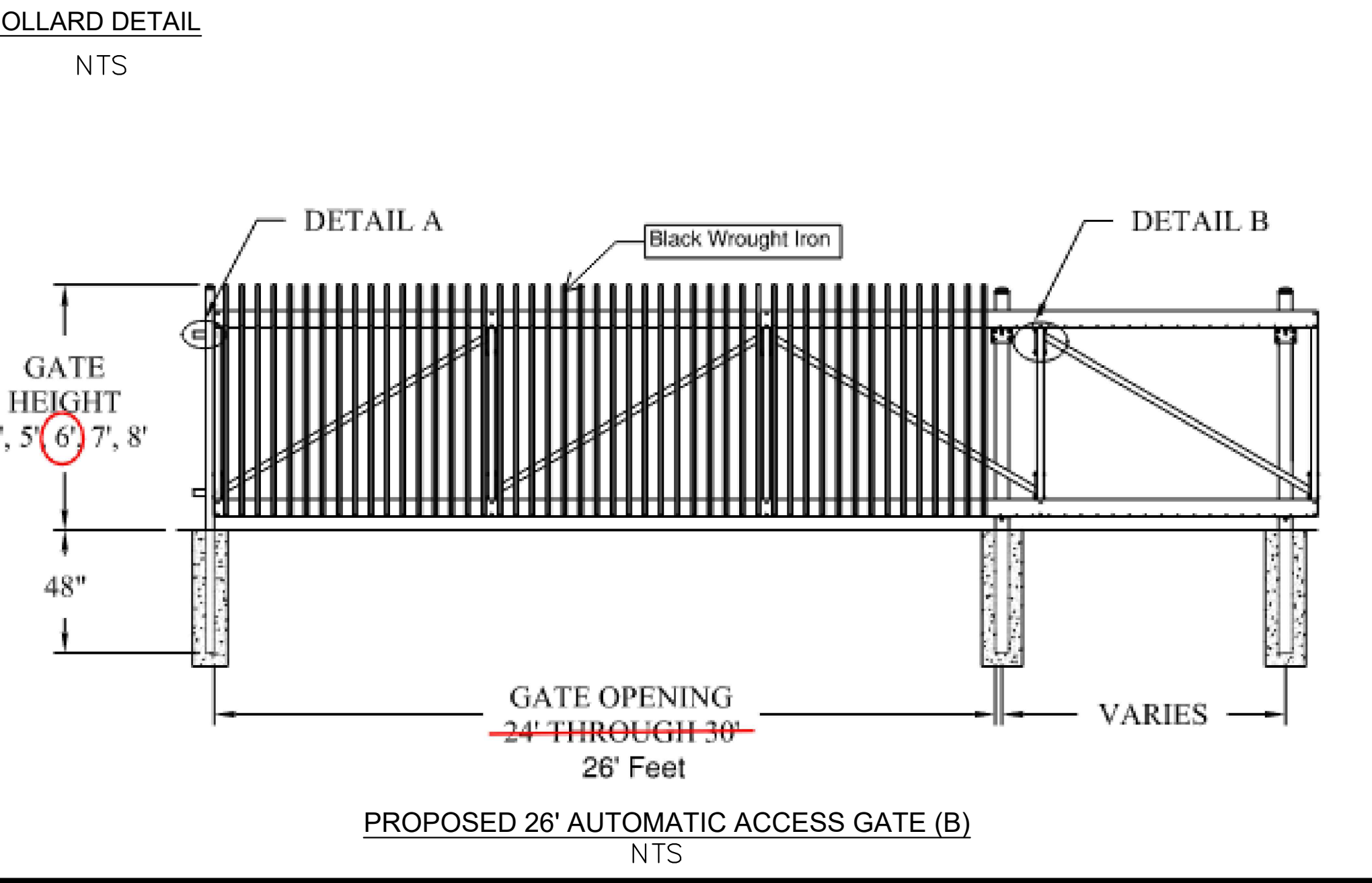
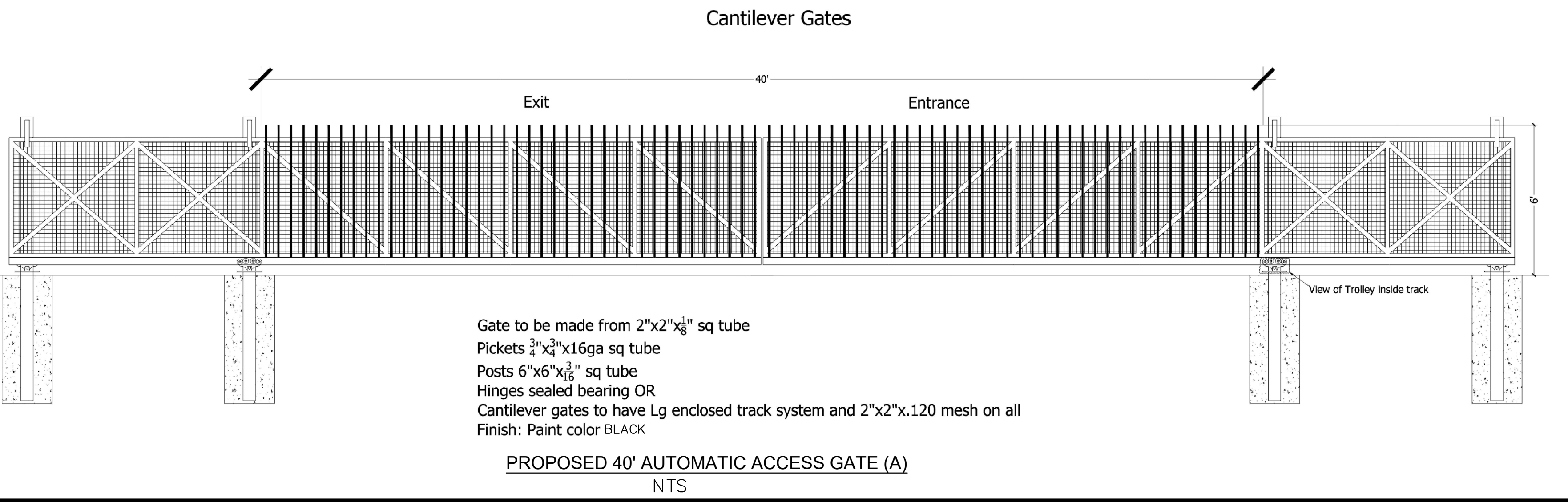
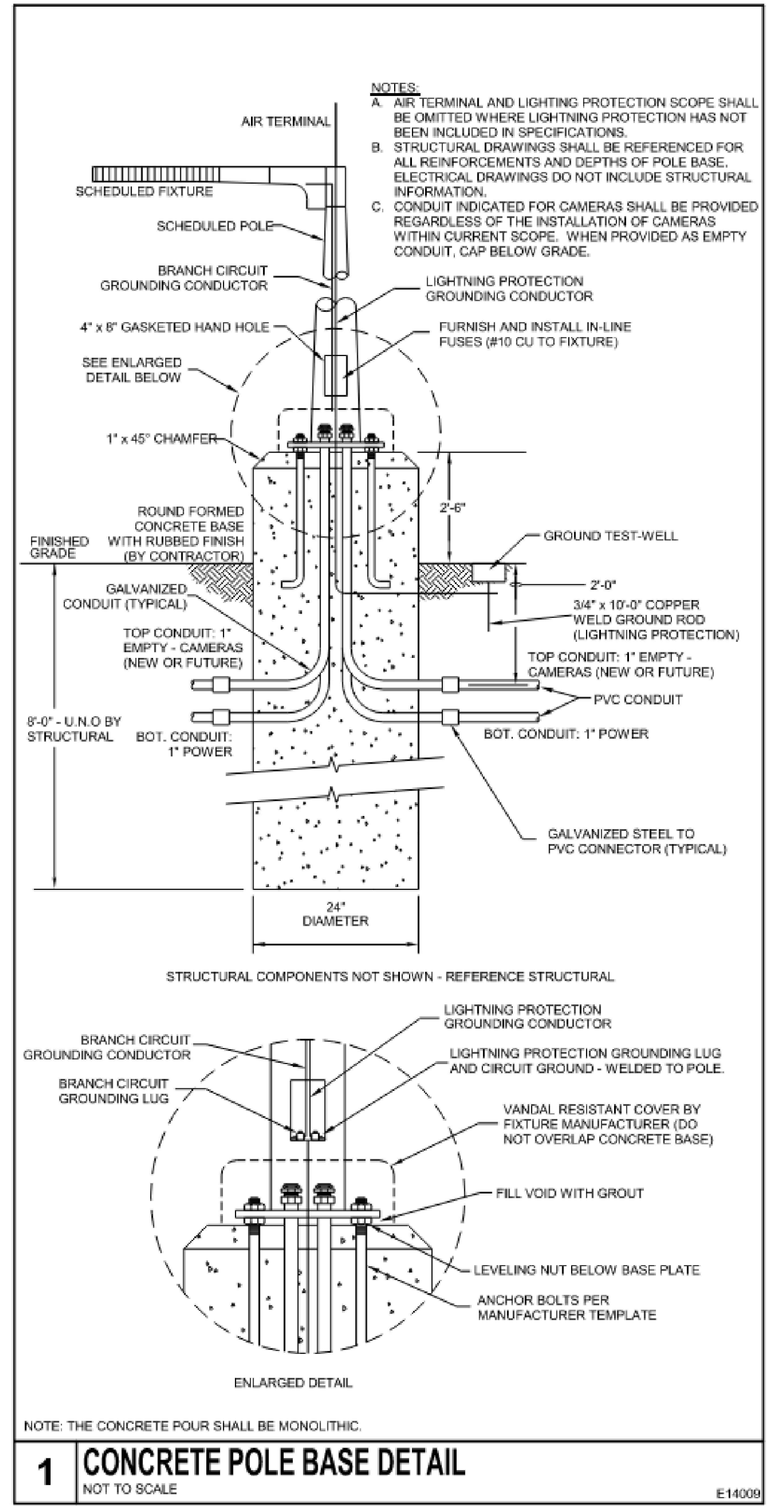
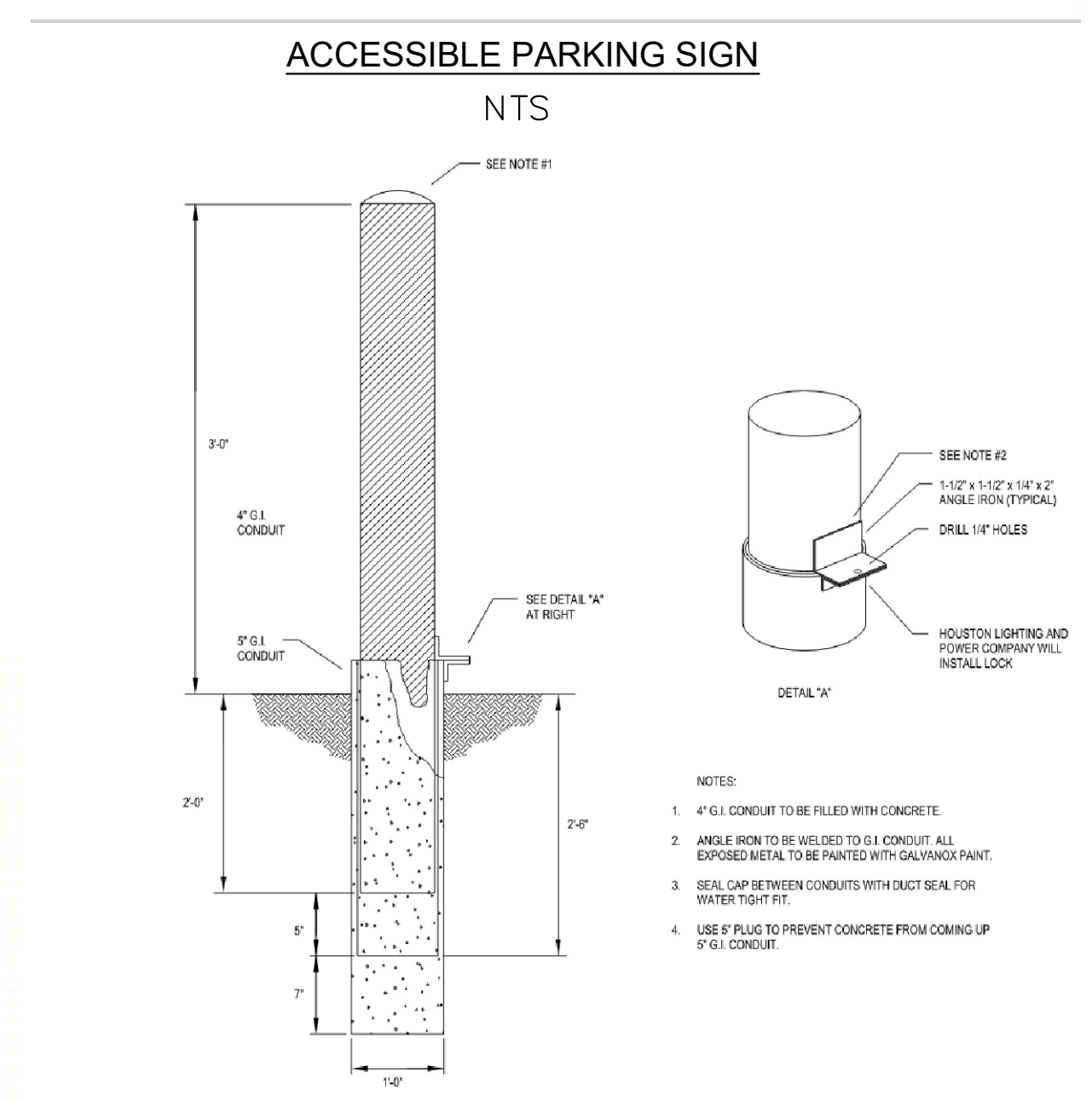
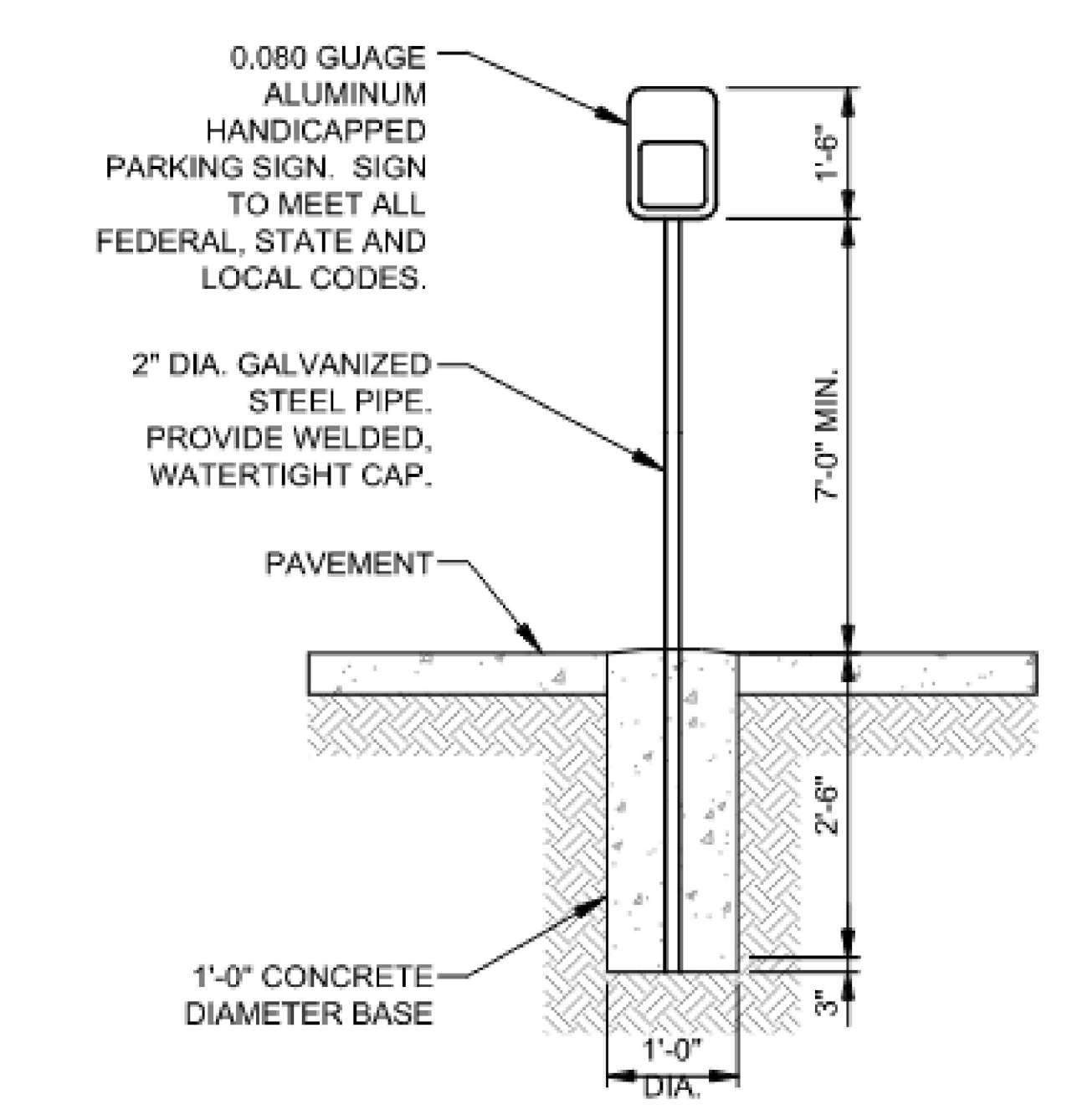
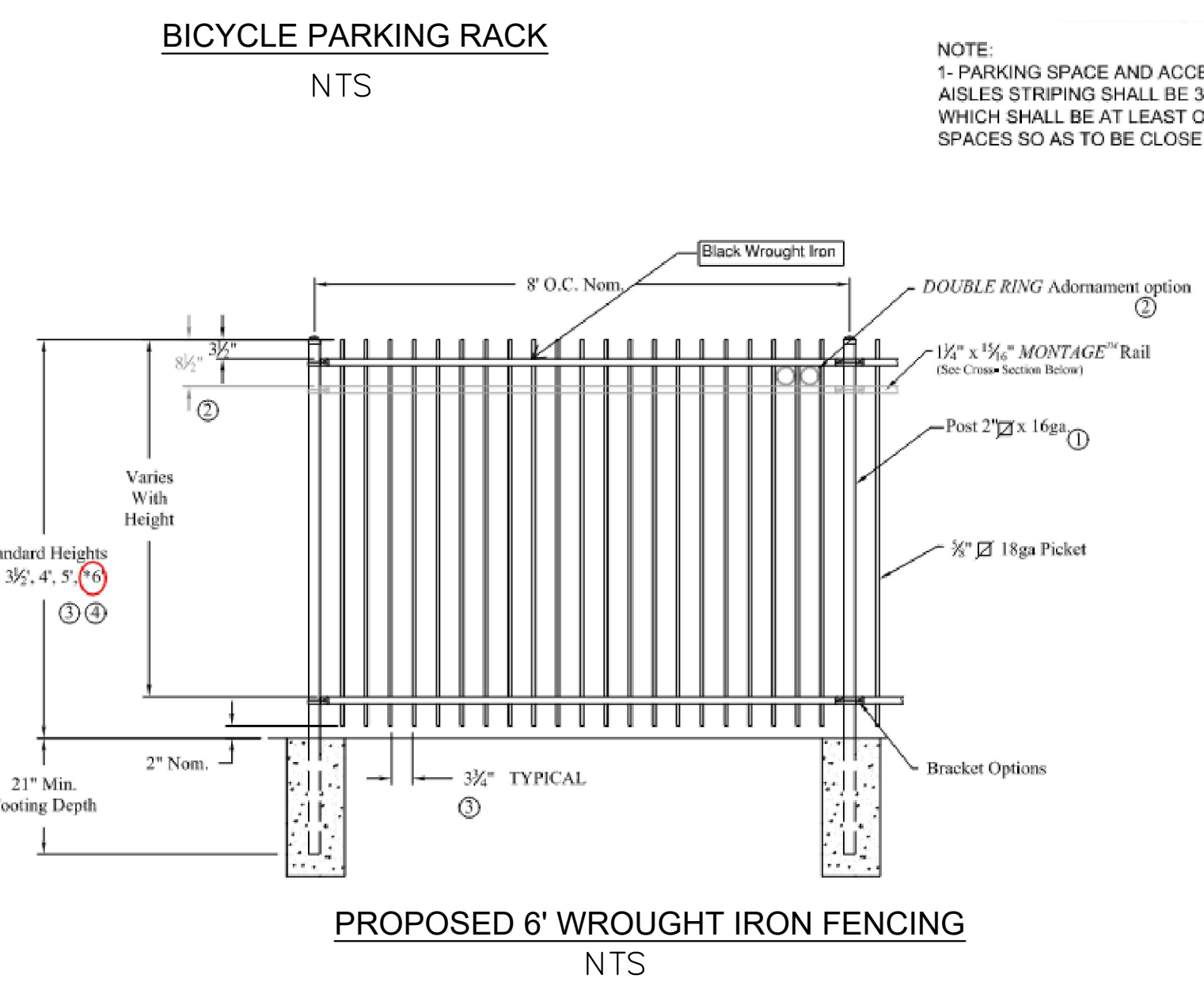
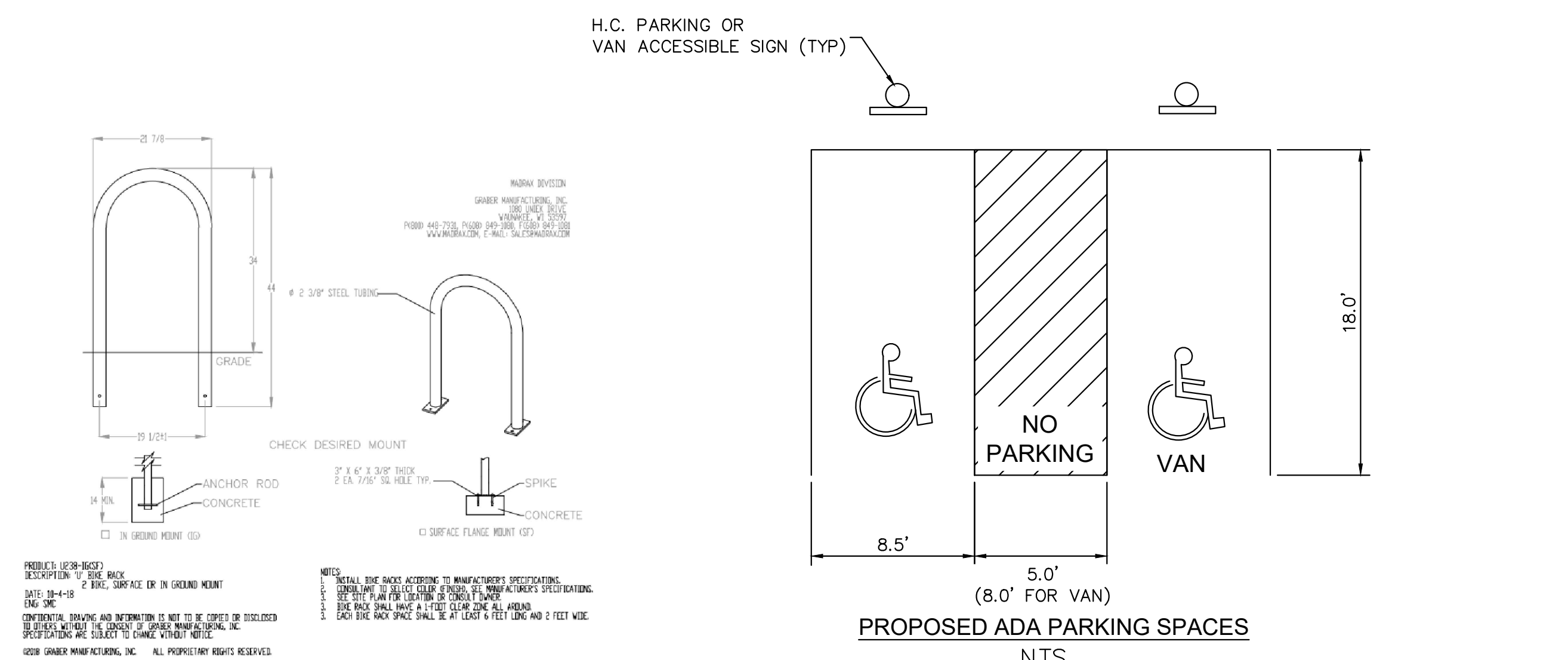
ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED SITE PLAN (OFFSITE)



PROJECT NO.
096523009

SHEET
C1.2

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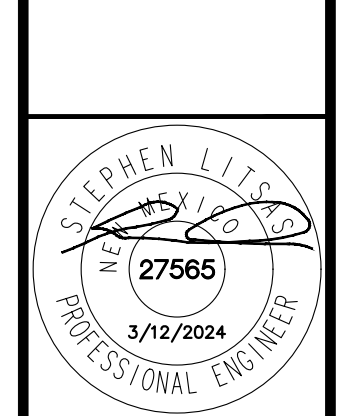
NO.	REVISION	BY	DATE	APPR

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: 12/03/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

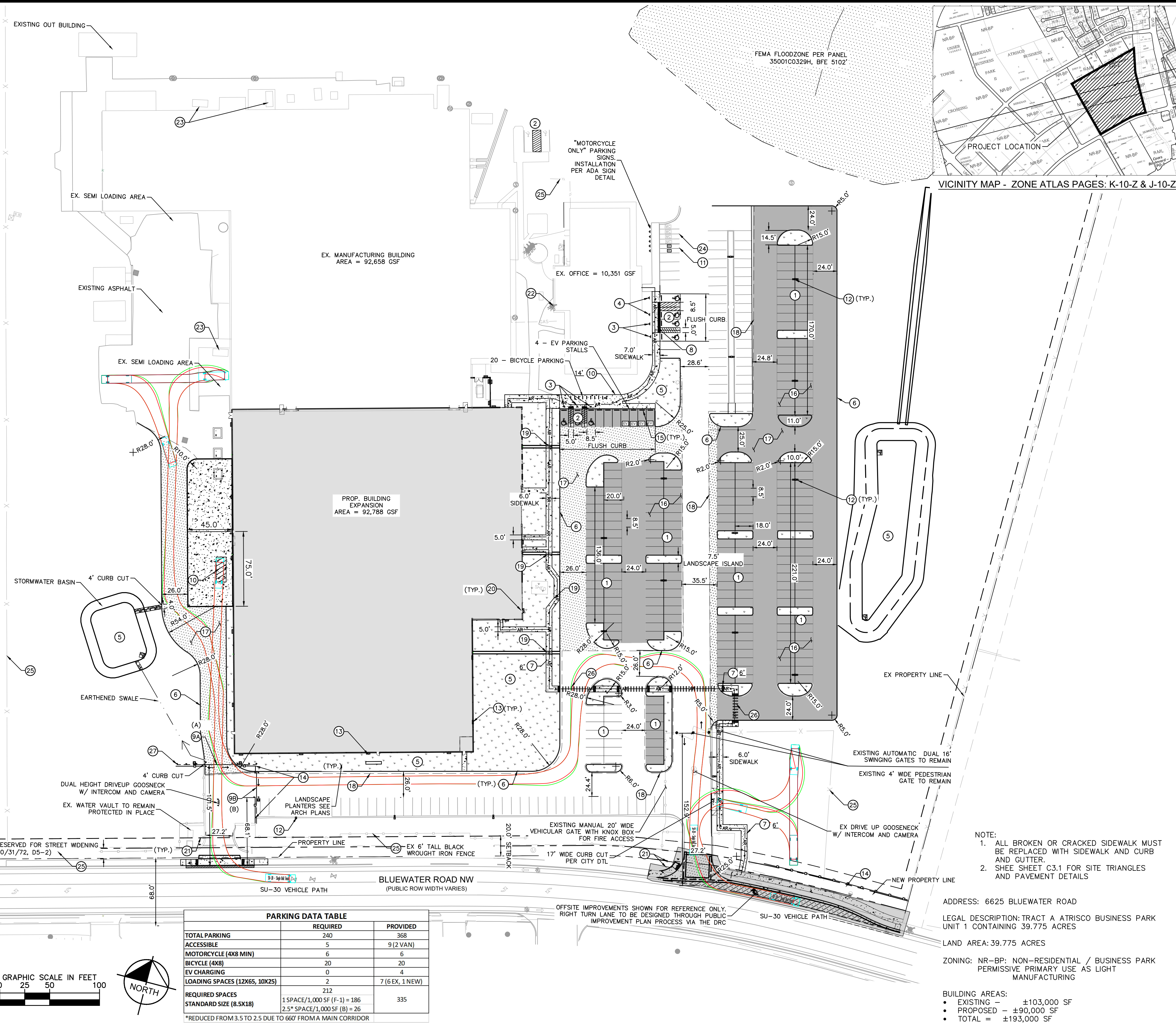
ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
SITE PLAN DETAILS



PROJECT NO.
096523009

SHEET
C1.3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- LEGEND:**
- PROPERTY LINE
 - ADJACENT SECTION LINE
 - - - EX. UTILITY ESMT
 - - - EX. WROUGHT IRON FENCE
 - - - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊗ EX. FLAGPOLE
 - ⊗ EX. SITE LIGHT
 - ⊗ 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)
 - ⊗ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
 - ⊗ PROPOSED SIGN, TYPE PER KEYNOTES

- KEYNOTE LEGEND:**
- | | |
|----|---|
| 1 | PROP. STANDARD 8.5'X18' PARKING STALLS |
| 2 | PROP. 8.5'X18' ACCESSIBLE PARKING STALLS |
| 3 | ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3) |
| 4 | VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.3) |
| 5 | PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS) |
| 6 | PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A |
| 7 | PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1) |
| 8 | ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448 |
| 9A | PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.3) |
| 9B | PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.3) |
| 10 | PROP. TEMPORARY LOADING ZONE (10X25) |
| 11 | PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN |
| 12 | NEW LIGHT POLE (SEE LIGHTING PLANS) |
| 13 | NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS) |
| 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 |
| 19 | PROP. SIDEWALK CHASE |
| 20 | EX. LIGHT POLES (TO REMAIN) |
| 21 | EX. SIGNAGE (TO REMAIN) |
| 22 | EX. FIRE HYDRANTS (TO REMAIN) |
| 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 |
| 27 | BOLLARDS PER CITY DETAIL 2250 |

- DIMENSION NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
 - REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
 - ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

PARKING DATA TABLE

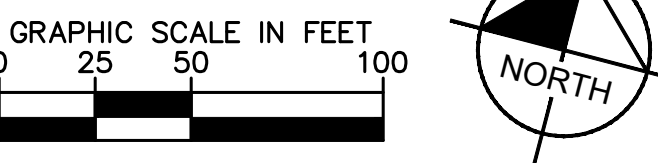
	REQUIRED	PROVIDED
TOTAL PARKING	240	368
ACCESSIBLE	5	9 (2 VAN)
MOTORCYCLE (4X8 MIN)	6	6
BICYCLE (4X8)	20	20
EV CHARGING	0	4
LOADING SPACES (12X65, 10X25)	2	7 (6 EX, 1 NEW)
REQUIRED SPACES	212	
STANDARD SIZE (8.5X18)	1 SPACE/1,000 SF (F-1) = 186	335
	2.5" SPACE/1,000 SF (B) = 26	

*REDUCED FROM 3.5 TO 2.5 DUE TO 660' FROM A MAIN CORRIDOR

NOTE:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- SEE SHEET C3.1 FOR SITE TRIANGLES AND PAVEMENT DETAILS

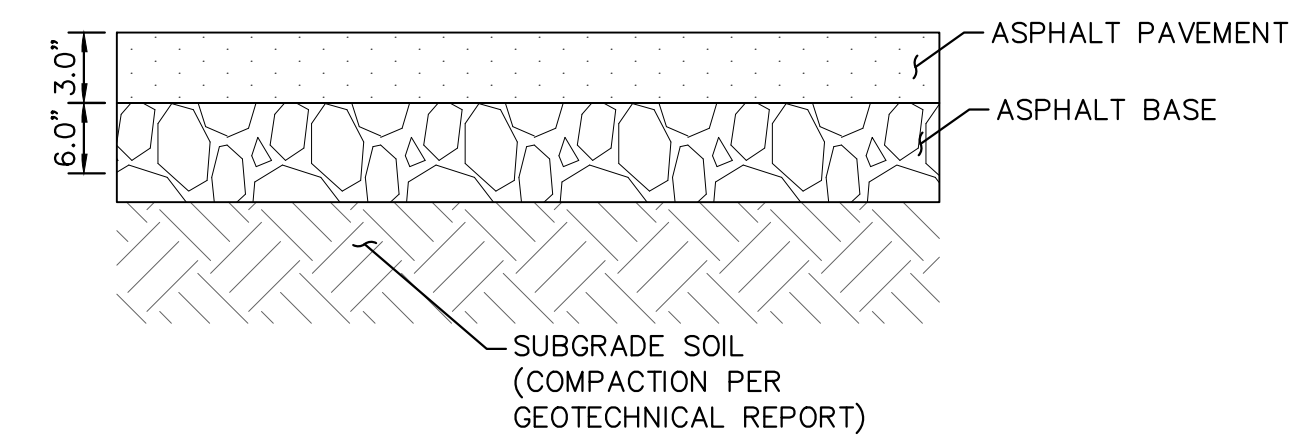
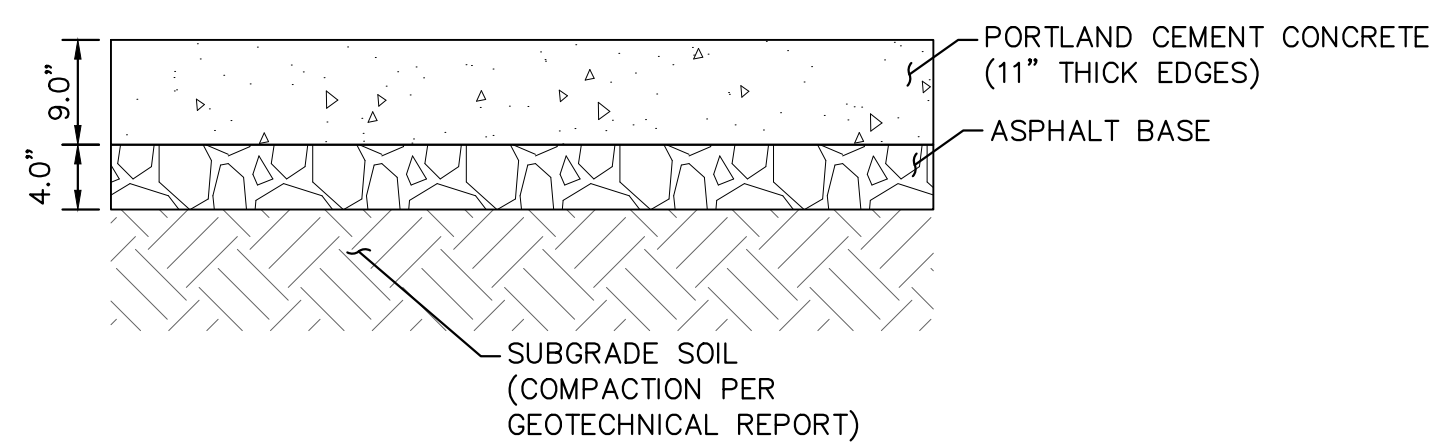
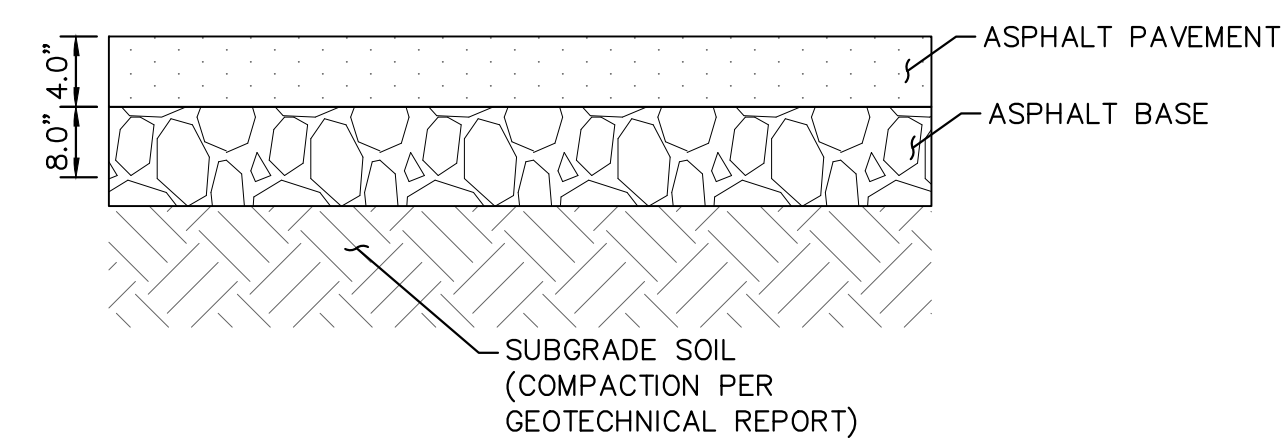
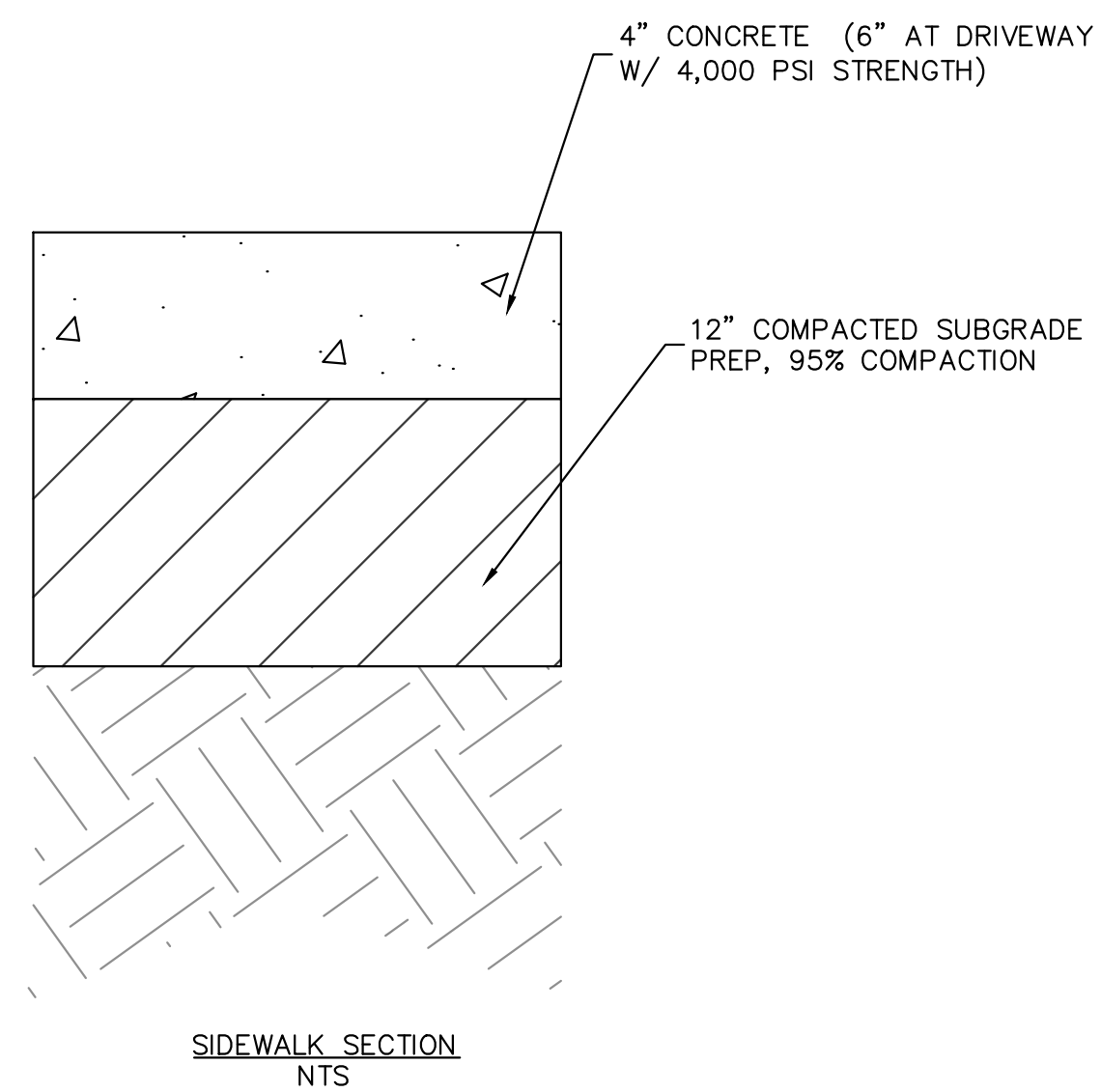
ADDRESS: 6625 BLUEWATER ROAD
 LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
 LAND AREA: 39.775 ACRES
 ZONING: NR-BP: NON-RESIDENTIAL / BUSINESS PARK PERMISSIVE PRIMARY USE AS LIGHT MANUFACTURING
 BUILDING AREAS:
 • EXISTING - ±103,000 SF
 • PROPOSED - ±90,000 SF
 • TOTAL - ±193,000 SF



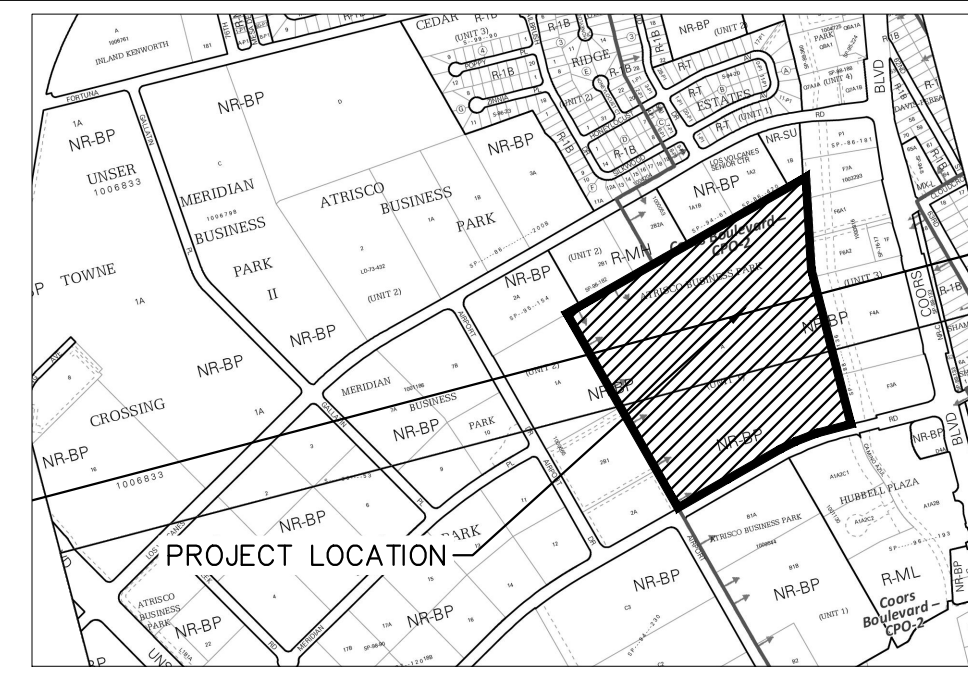
NO. _____ BY _____ DATE _____
 REVISION _____
Kimley»Horn
 ©2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300
 DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: 12/03/2024
LEGAL DESCRIPTION:
 TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 CONCEPT TRAFFIC CIRCULATION LAYOUT

 PROJECT NO. 096523009
 SHEET C3.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

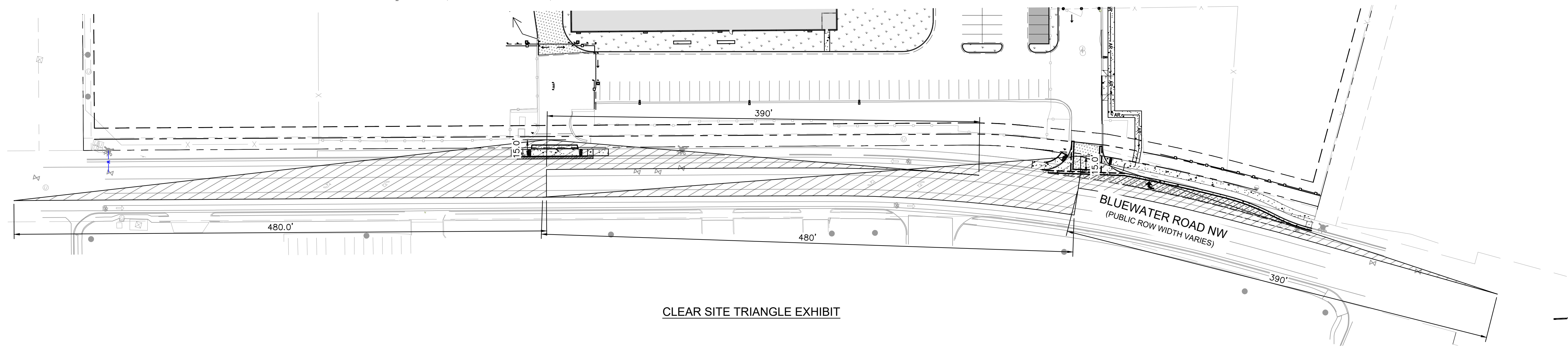


NOTES:
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM NINYO & MOORE, INC. "GEOTECHNICAL EVALUATION", PROJECT #607850001, DATED SEPTEMBER 28, 2023.



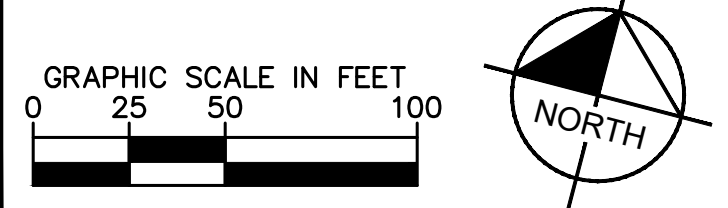
- LEGEND:**
- PROPERTY LINE
 - ADJACENT SECTION LINE
 - - - EX. UTILITY ESMT
 - - - EX. WROUGHT IRON FENCE
 - - - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊗ EX. FLAGPOLE
 - ⊗ EX. SITE LIGHT
 - ⊗ EX. SIGN
 - PROP. 6" VERTICAL CURB PER CITY DTL
 - ▭ PROP. BUILDING (SEE ARCH PLANS)
 - ▭ PROP. 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)
 - AR ACCESSIBLE ROUTE
 - ⊗ PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
 - ⊗ PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
 - ⊗ PROPOSED SIGN, TYPE PER KEYNOTES

- KEYNOTE LEGEND:**
- △ SITE TRIANGLE (SEE NOTE THIS SHEET)



CLEAR SITE TRIANGLE NOTES:

1. SITE TRIANGLES ARE DESIGN PER THE FOLLOWING:
 - BLUEWATER ROAD SPEED LIMIT: 40 MPH (PER ABQ MAP)
 - STOP CONTROLLED RIGHT TURN SIGHT DISTANCE: 390'
 - STOP CONTROLLED LEFT TURN SIGHT DISTANCE: 480'
2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (MEASURED FROM GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



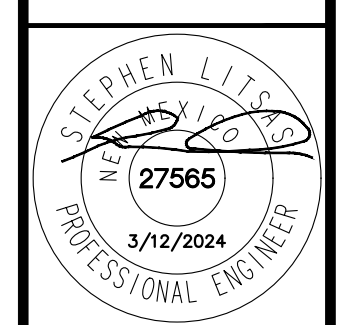
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 12/03/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
SITE TRIANGLES AND DETAILS SHEET



PROJECT NO.
096523009

SHEET
C3.1



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT

PERMIT NUMBER: EP-23-016070

APPROVED DATE: 10/03/23

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 4000 GPM @ 100 PSI

LEGEND

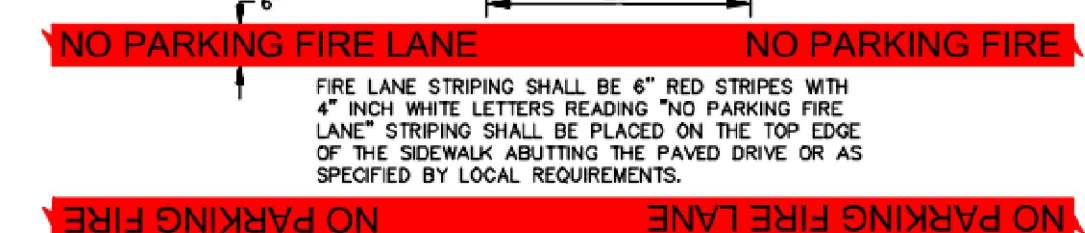
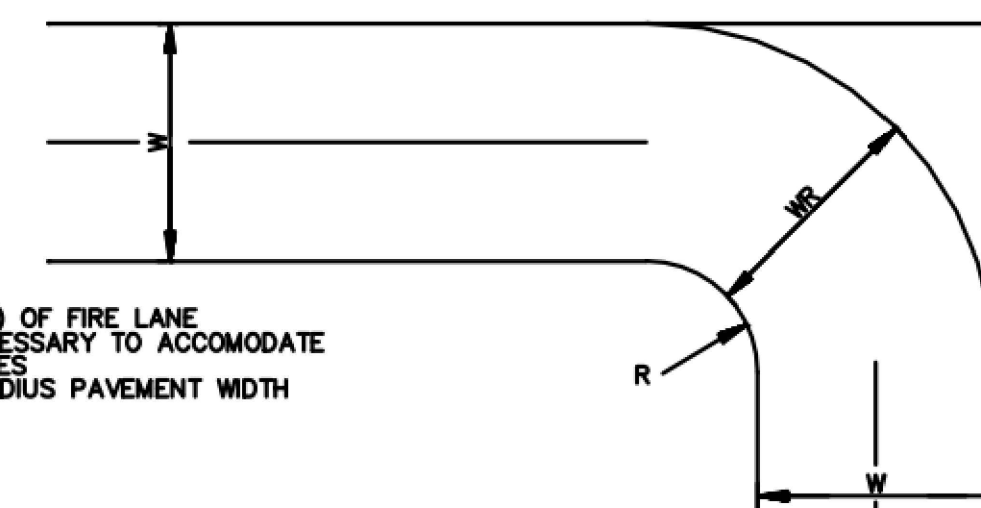
- EX. CHAIN LINK FENCE
- EX. FIRE HYDRANT/VALVE
- EX. WATER LINE
- EX. FIRE PROTECTION LINE
- PROP. BUILDING EXPANSION
- PROP. BUILDING SETBACK
- PROP. 6" VERTICAL CURB
- PROP. FIRE ACCESS ROAD
- PROP. FIRE HYDRANT
- PROP. FIRE LINE
- PROP. FIRE LANE MARKING

NOTES:

- ON-SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES OR AS DIRECTED BY THE FIRE MARSHAL. SEE FIRE LANE MARKING DETAIL THIS SHEET.
- FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 10% IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 LBS.
- KNOX KEY SWITCH REQUIRED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
- ALL CURB ALONG FIRE LANES WILL BE 6" HEADER CURB UNLESS OTHERWISE NOTED ON THE PLAN.

W	R	WR
20'	30'	30' MIN.
25'	20'	30' MIN.
30'	10'	30' MIN.

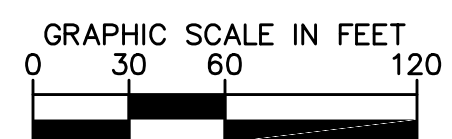
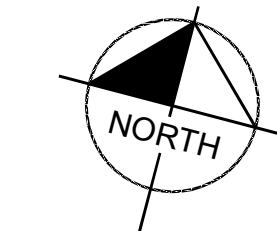
W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



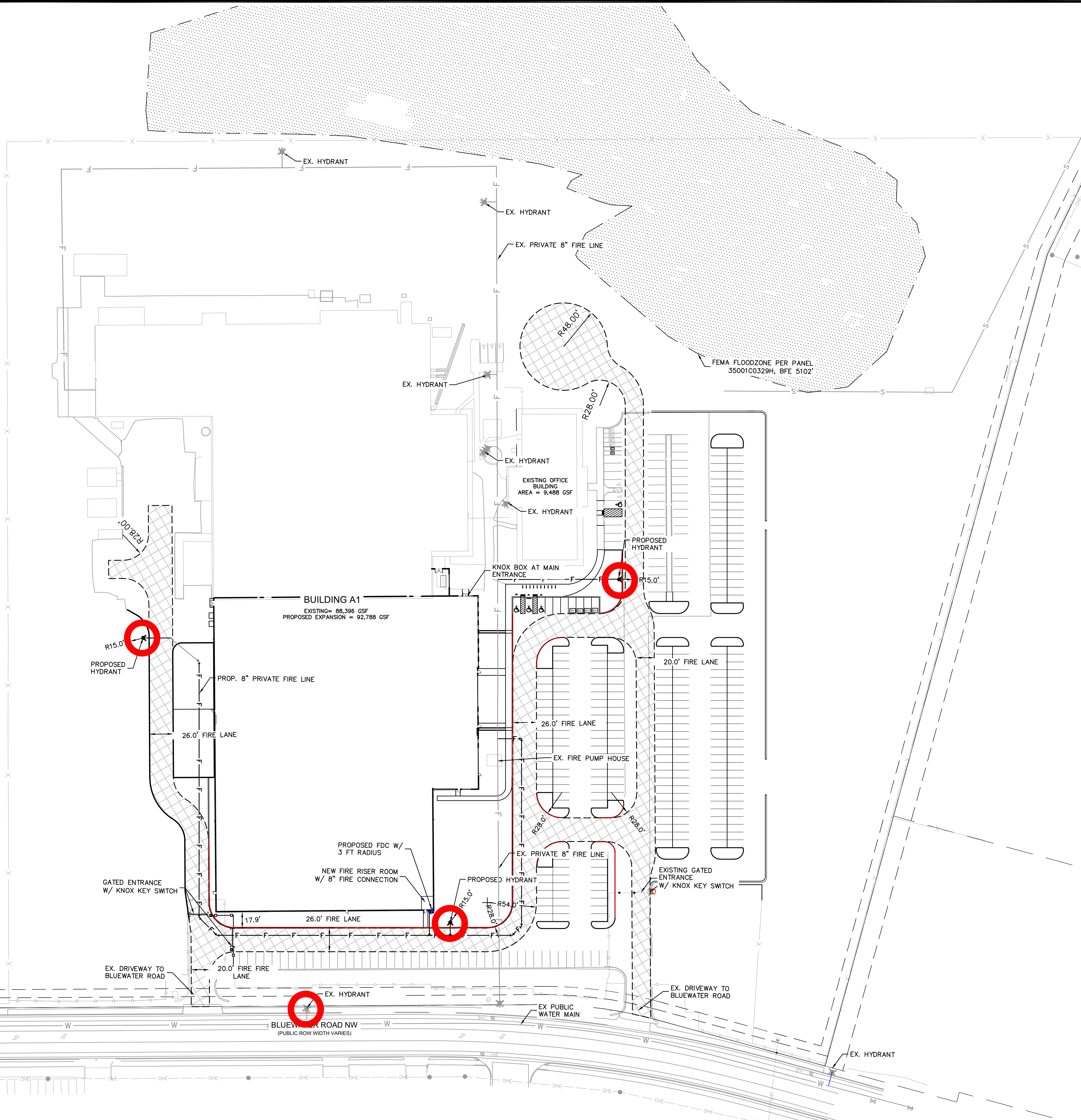
FIRE LANE MARKING
N.T.S.

BUILDING A1 (EXISTING + EXPANSION WAREHOUSE)
TOTAL BUILDING FOOTPRINT: 92,788 (EXPANSION) + 88,396 SF (EXISTING) = 181,184 GSF
BUILDING HEIGHT: 32' (EXPANSION) & 27' (EXISTING)
OCCUPANCY TYPE: F-1 (FACTORY)
CONSTRUCTION TYPE: TYPE II-B, FULLY SPRINKLED
SPRINKLER SYSTEM: YES
FIRE SEPARATION: 4 HOUR RATING
FIRE-FLOW: 8,000 GPM

BUILDING A2 (EXISTING OFFICE)
TOTAL BUILDING FOOTPRINT: 9,488 GSF
BUILDING HEIGHT: 17'
OCCUPANCY TYPE: B (BUSINESS)
CONSTRUCTION TYPE: TYPE II-B, FULLY SPRINKLED
SPRINKLER SYSTEM: YES
FIRE SEPARATION: 2 HOUR RATING
FIRE-FLOW: 2,250 GPM



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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 02/10/2023

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
MAJOR AMENDMENT
FIRE 1 PLAN

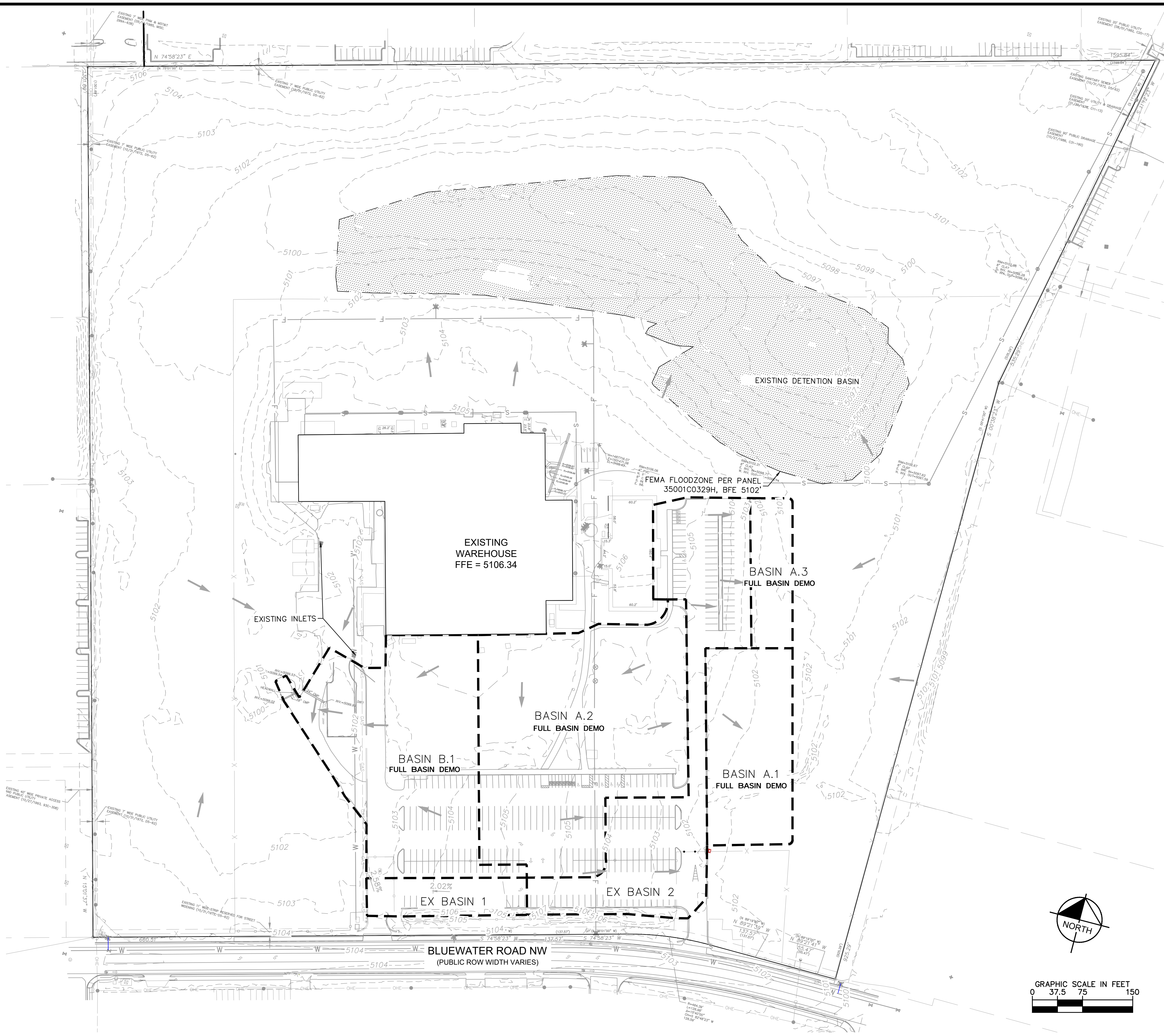
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096523009

SHEET

F1

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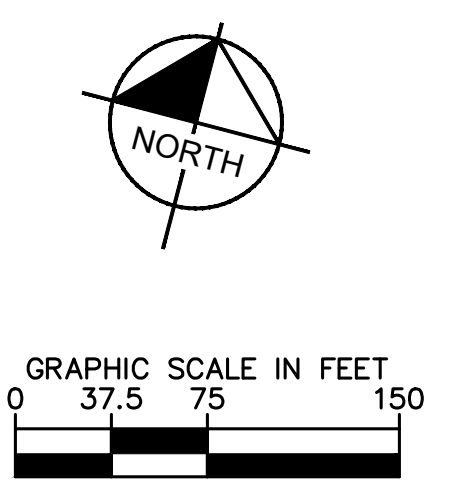
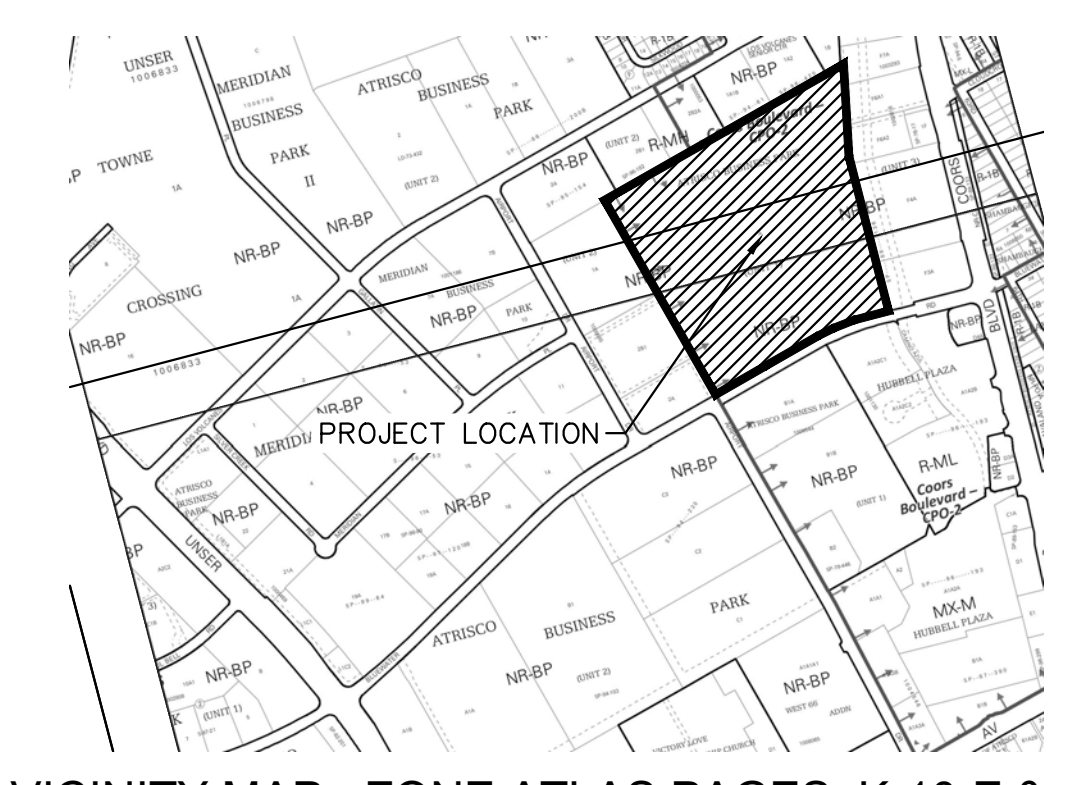
- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT SECTION LINE
 - EX. UTILITY ESMT
 - EX. WROUGHT IRON FENCE
 - EX. CHAIN LINK FENCE
 - EX. FIRE HYDRANT/VALVE
 - EX. SANITARY SEWER MANHOLE/CLEANOUT
 - EX. SANITARY SEWER LINE
 - EX. FLAGPOLE
 - EX. OVERHEAD ELECTRICAL
 - EX. STORM INLET
 - EX. SITE LIGHT
 - EX. SIGN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 11/20/23
BY: *Renee C. Brumell*
HydroTrans # K10D011

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

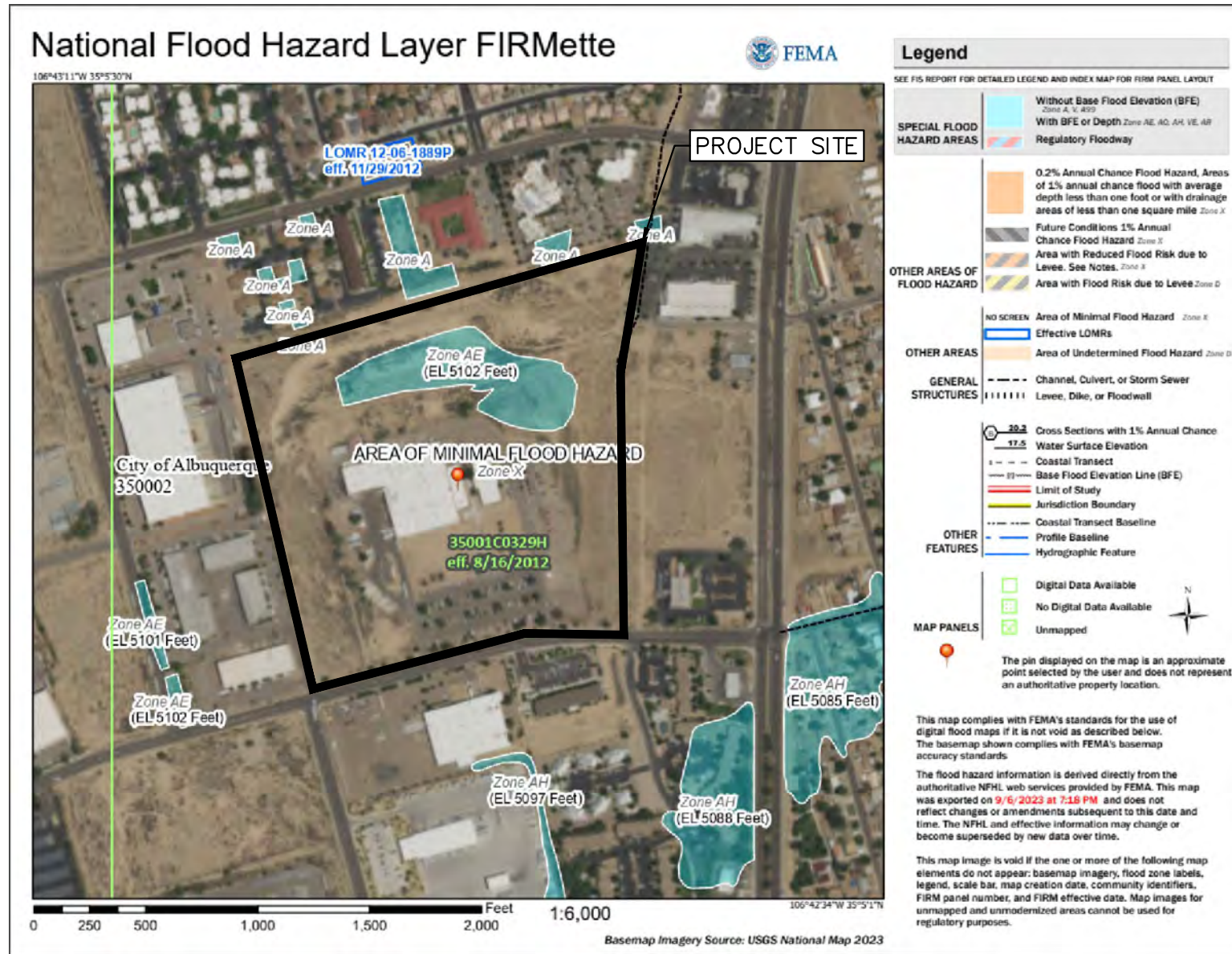


FEMA FIRMETTE #35001C0329H

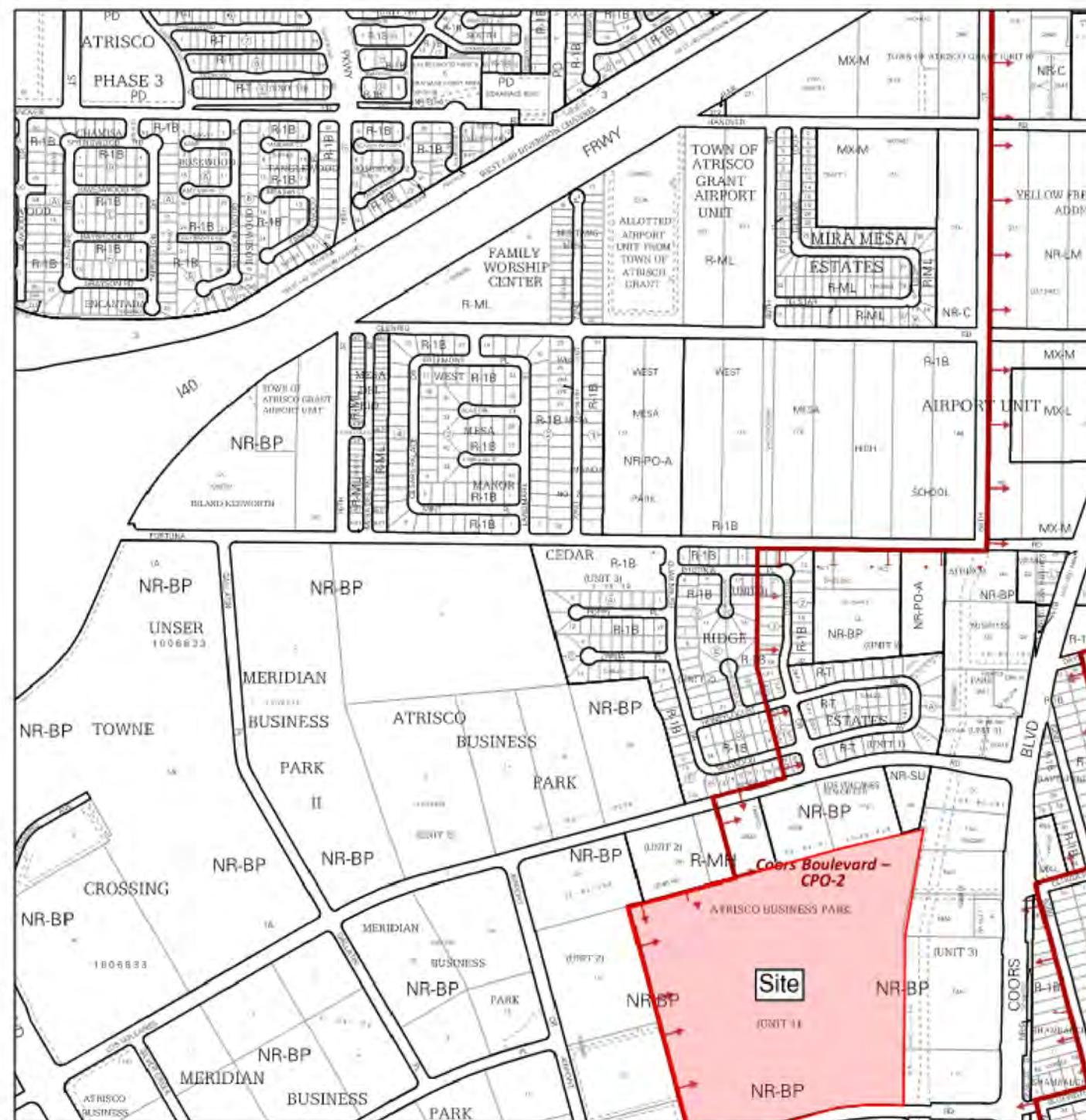


<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: x-small; margin: 0;">© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">REVISION</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">APPR</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR					
NO.	REVISION	BY	DATE	APPR							
<p>DESIGNED BY: MEJ DRAWN BY: MEJ CHECKED BY: SAL DATE: 11/06/2023</p>											
<p>LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES</p>											
<p>ABB ABQ ADDITION 6625 BLUEWATER ROAD NW SITE PLAN - DFT</p> <p style="font-size: x-small;">CONCEPTUAL EXISTING DRAINAGE EXHIBIT</p>											
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p style="font-size: x-small;">Kimley»Horn Kimley-Horn and Associates, Inc.</p>											
<p>PROJECT NO. 096523009</p>											
<p>SHEET</p>											
<p>D1</p>											

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FLOOD ZONE MAP
FIRM PANEL: 35001C0329H



ZONING MAP
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 BFE OF 5102. SITE RUNOFF IS CURRENTLY CONVEYED TO THE EXISTING FLOODZONE WHICH SERVES AS A RETENTION BASIN. SURFACE RUNOFF 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 Acreage (ac)	Ew (in)	V(100-10day) ac-ft	Q(100) cfs
	A	B	C	D				
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 Acreage (ac)	Ew (in)	V(100-10day) ac-ft	Q(100) cfs
	A	B	C	D				
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

Pond	Retention Pond Drain Time				Drain Time Check
	Volume cf	Percolation Rate* inches/hr	Pond Bottom Sq. Ft.	Drain Time hr	
#1	24,394	0.83	6,000	59	Meets Required Drain Time

Pond Volume **0.56** ac-ft

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

Pond Volume **0.11** ac-ft



Kimley»Horn

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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

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
HYDROLOGY DATA

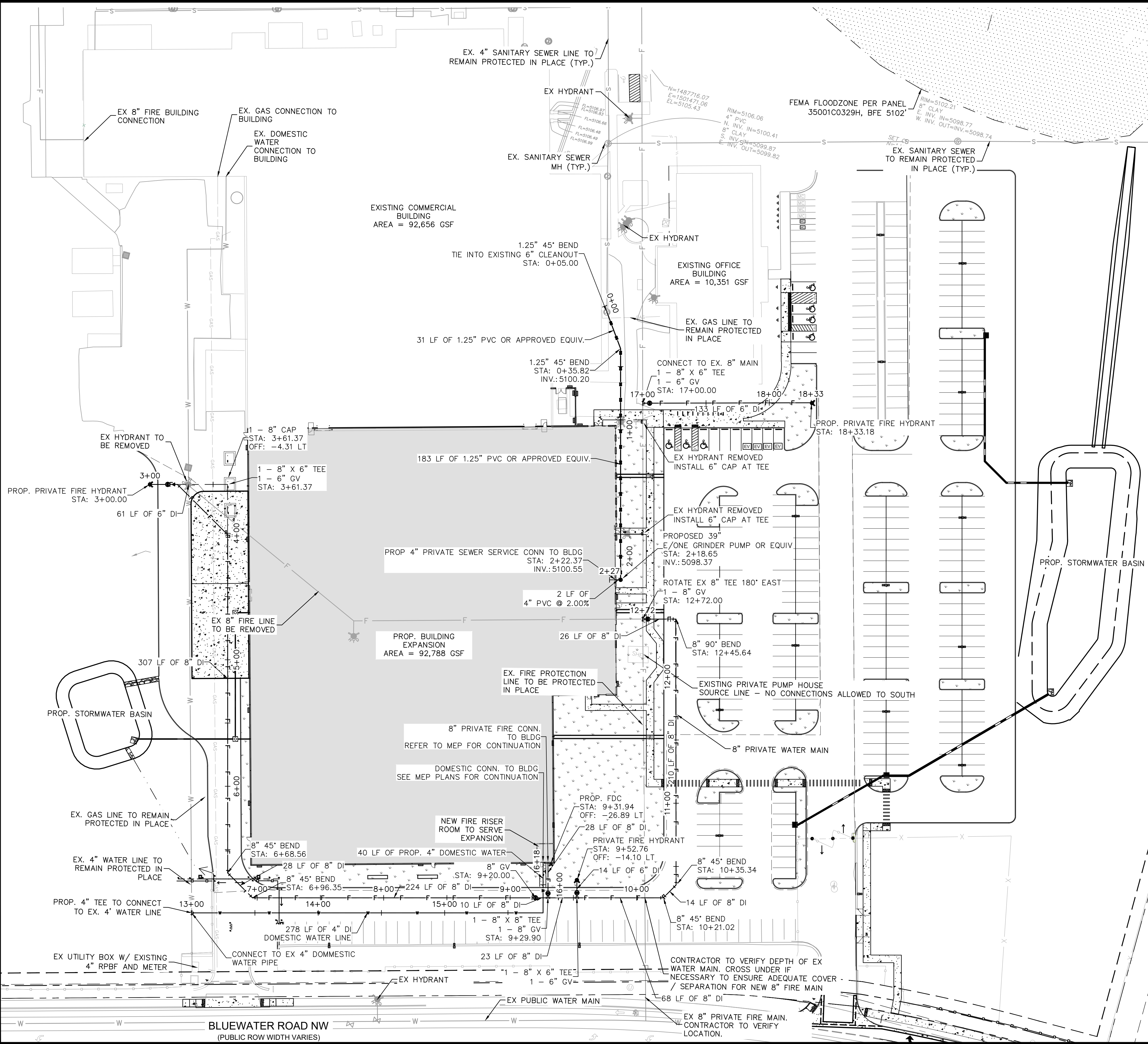
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NOT FOR
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096523009

SHEET
D3

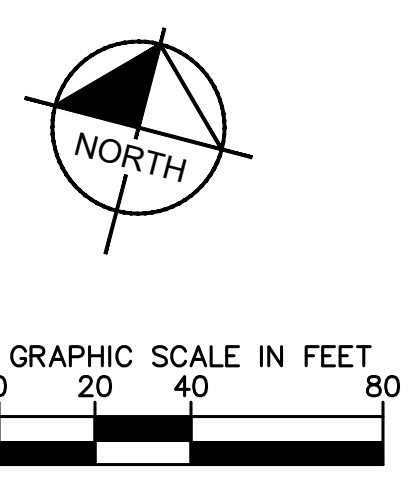
NO. REVISION BY DATE

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- LEGEND:**
- PROPERTY LINE
 - ADJACENT SECTION LINE
 - EX. UTILITY ESMT
 - EX. WROUGHT IRON FENCE
 - EX. CHAIN LINK FENCE
 - ⊗ EX. FIRE HYDRANT/VALVE
 - ⊙ EX. SANITARY SEWER MANHOLE/CLEANOUT
 - S --- EX. SANITARY SEWER LINE
 - ⊗ EX. FLAGPOLE
 - OHE --- EX. OVERHEAD ELECTRICAL
 - GAS --- EX. GAS LINE
 - EX. STORM INLET
 - ☆ EX. SITE LIGHT
 - T --- EX. SIGN
 - PROP. 6" VERTICAL CURB
 - PROP. BUILDING
 - PROP. FIRE LANE
 - W --- EX. WATER LINE
 - F --- EX. FIRE PROTECTION LINE
 - W-W-W --- PROP. DOMESTIC LINE
 - SS-SS-SS --- PROP. PRIVATE SEWER SERVICE
 - F-F-F --- PROP. PRIVATE FIRE LINE
 - --- PROP. BUILDING SETBACK

- UTILITY GENERAL NOTES:**
- ALL EXISTING UNDERGROUND UTILITIES TO REMAIN PROTECTED IN PLACE DURING CONSTRUCTION.
 - SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDINGS.
 - REFER TO CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
 - CONTRACTORS TO NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PRIVATE = PVC SDR 35 PER ASTM D 304
 - WATER LINES SHALL BE AS FOLLOWS:
PRIVATE (LARGER THAN 3 INCHES): PVC DR-18 (C-900) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON PER AWA C-150
PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 OR PVC DR-18 (C-900) PER ASTM D 2241 OR ADS POTABLE WATER SERVICE TUBING (POLYFLEX - CTS PE4710)
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY WITH REGARDS TO MATERIALS AND INSTALLATION OF UTILITIES WITH TCEQ GUIDELINES FOR UTILITY CROSSINGS.



NO.	REVISION	BY	DATE	APPROVED

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 6200 South Syracuse Way, Suite 500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
 DRAWN BY: MEJ
 CHECKED BY: SAL
 DATE: 12/03/2024

LEGAL DESCRIPTION:
 TRACT A ATRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

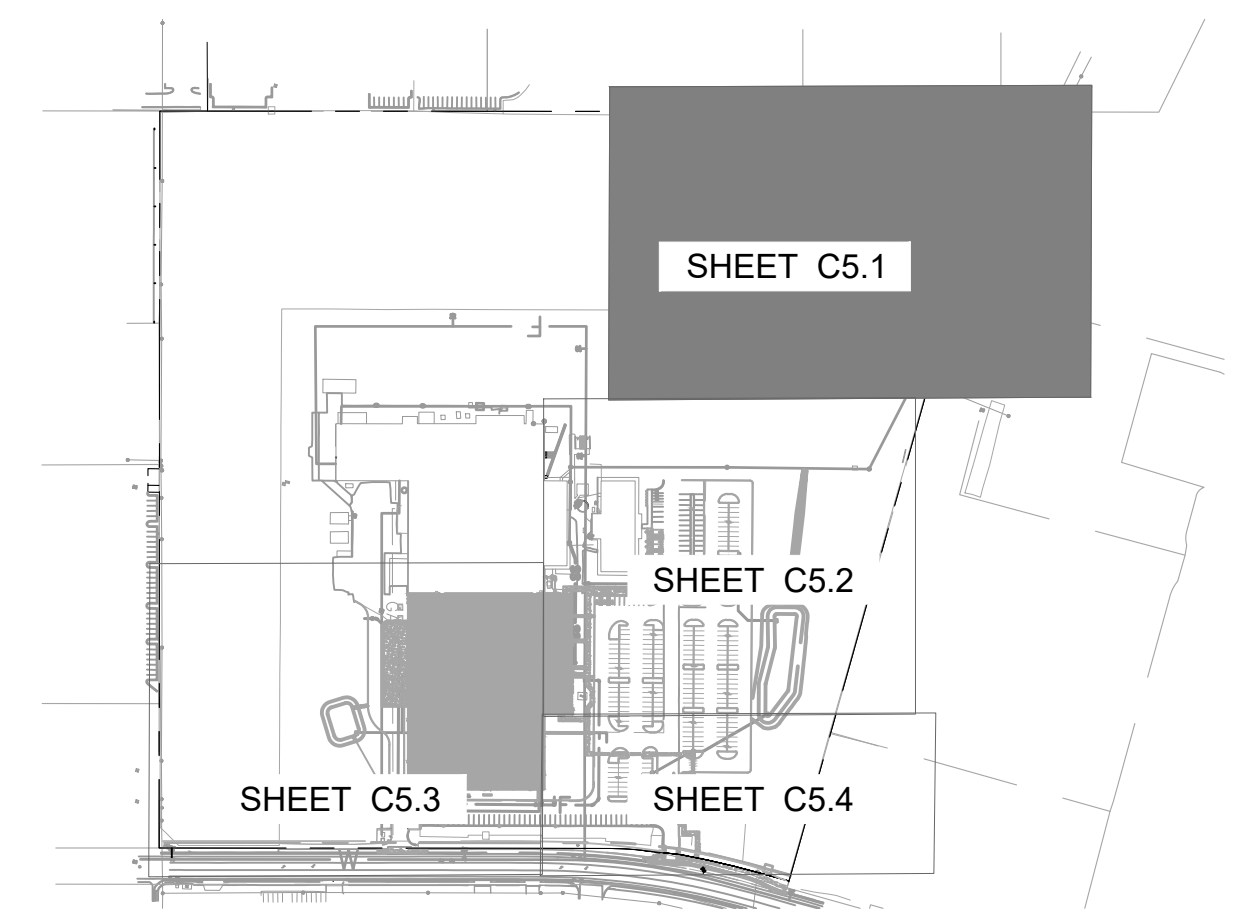
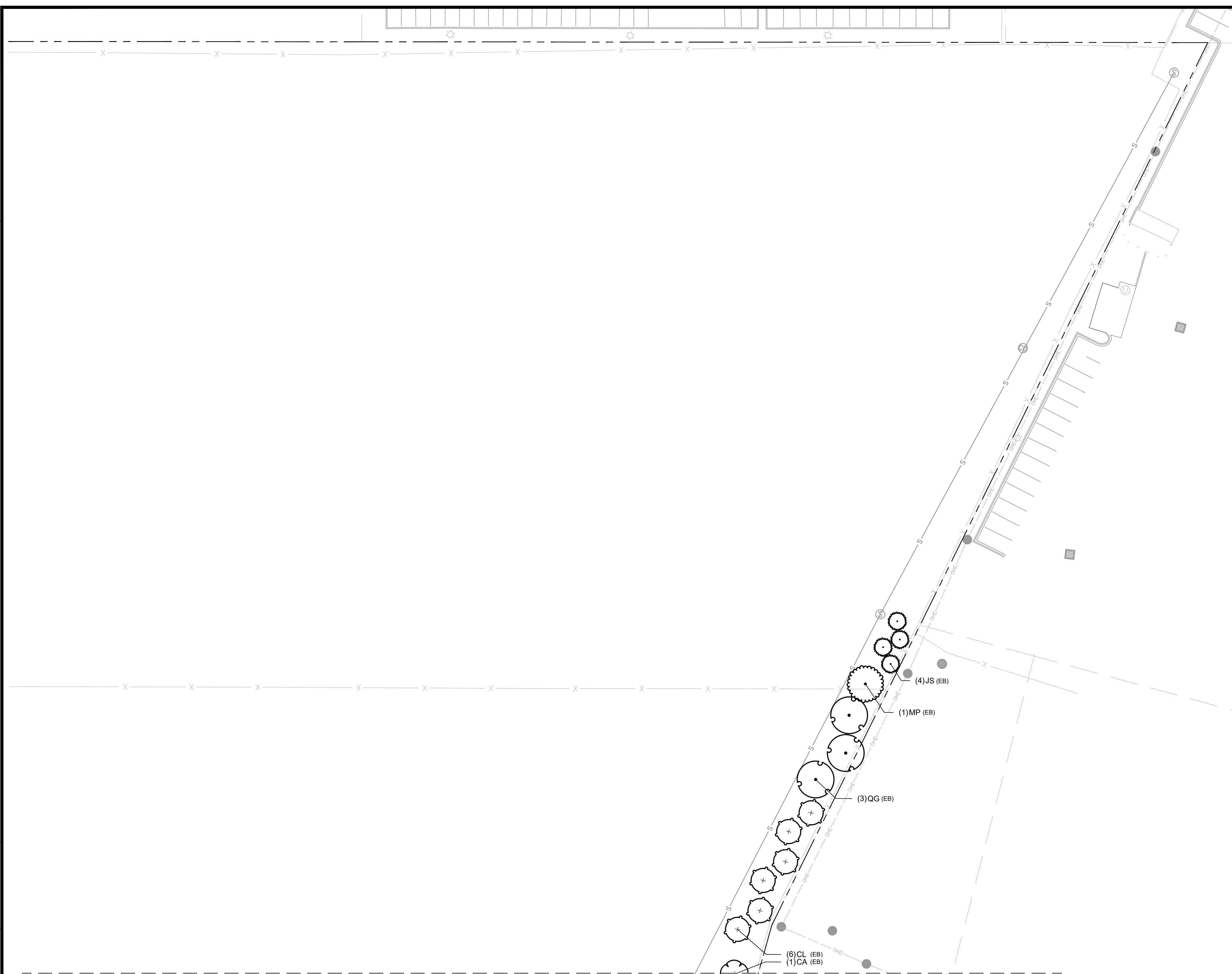
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 PRIVATE UTILITY PLAN



PROJECT NO.
096523009

SHEET
C4.0

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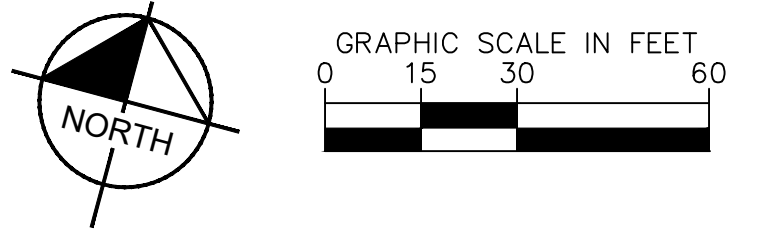


SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME
	XL2	8,281 SF		8,281 SF		1-4\"/>	1-4\"/>
	XT	4,093 SF		4,093 SF		2-4\"/>	2-4\"/>
	RM	57,793 SF	9,350 SF	37,750 SF	10,693 SF	3/4\"-1\"/>	TO MATCH EXISTING
	XL	24,890 SF		24,890 SF		APPLEWOOD NATIVE SEED MIX	NATIVE SEED MIX
	XA	8,060 SF		8,060 SF		APPLEWOOD SEED MIX	DETENTION SEED MIX

SEE SHEET C5.9 - LANDSCAPE DETAILS FOR COMPLETE PLANT SCHEDULE

MATCHLINE; SEE SHEET C5.2

- CONSTRUCTION BID NOTES:**
- 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 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.



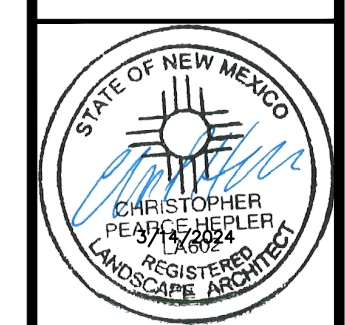
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EIWS
 DATE: 3/14/2024

LEGAL DESCRIPTION:
 TRACT A, TRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 DETAILED LANDSCAPE PLAN

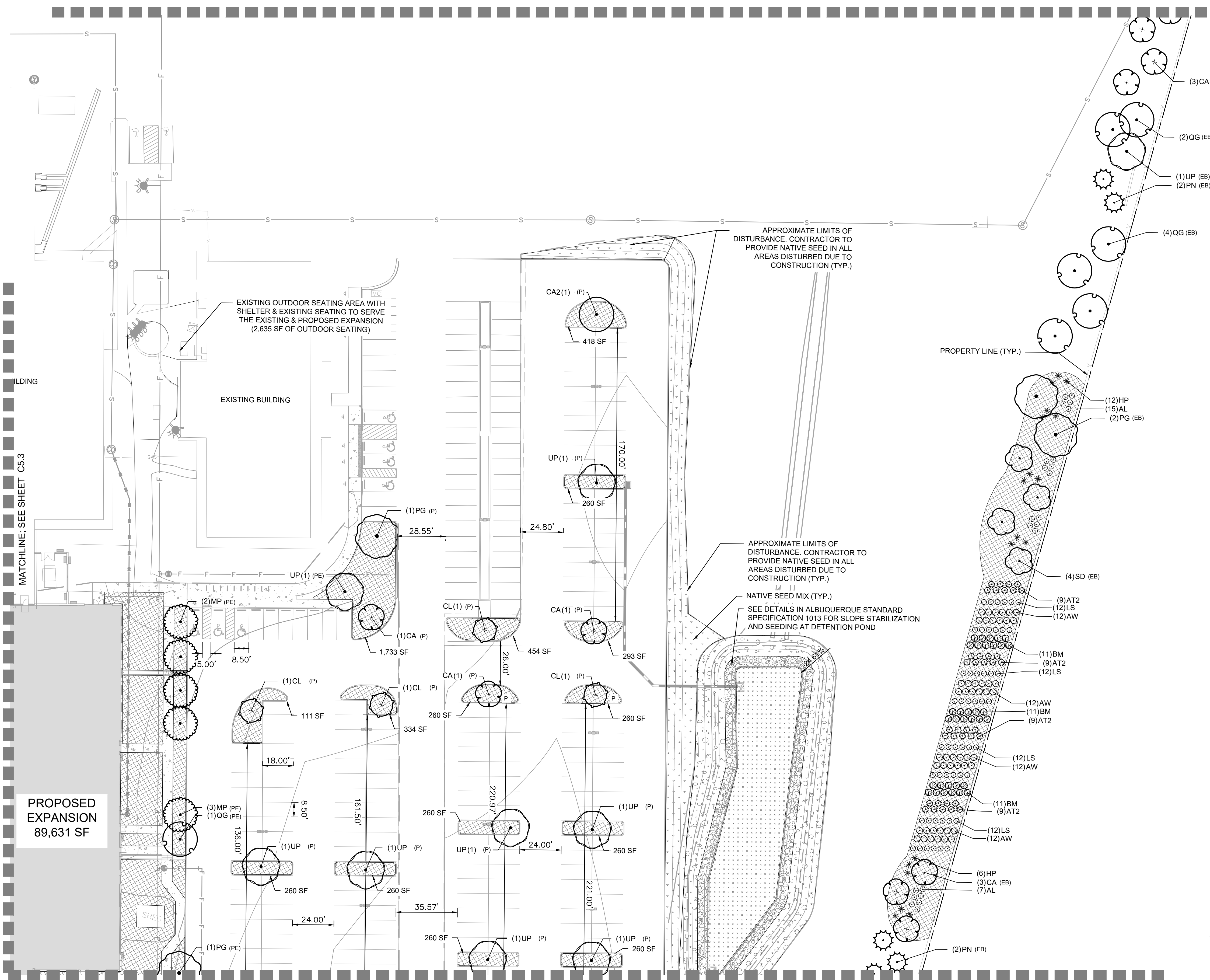


PROJECT NO.
096523009

SHEET
C5.1

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MATCHLINE; SEE SHEET C5.1



BUILDING

EXISTING BUILDING

EXISTING OUTDOOR SEATING AREA WITH SHELTER & EXISTING SEATING TO SERVE THE EXISTING & PROPOSED EXPANSION (2,635 SF OF OUTDOOR SEATING)

PROPOSED EXPANSION
89,631 SF

APPROXIMATE LIMITS OF DISTURBANCE. CONTRACTOR TO PROVIDE NATIVE SEED IN ALL AREAS DISTURBED DUE TO CONSTRUCTION (TYP.)

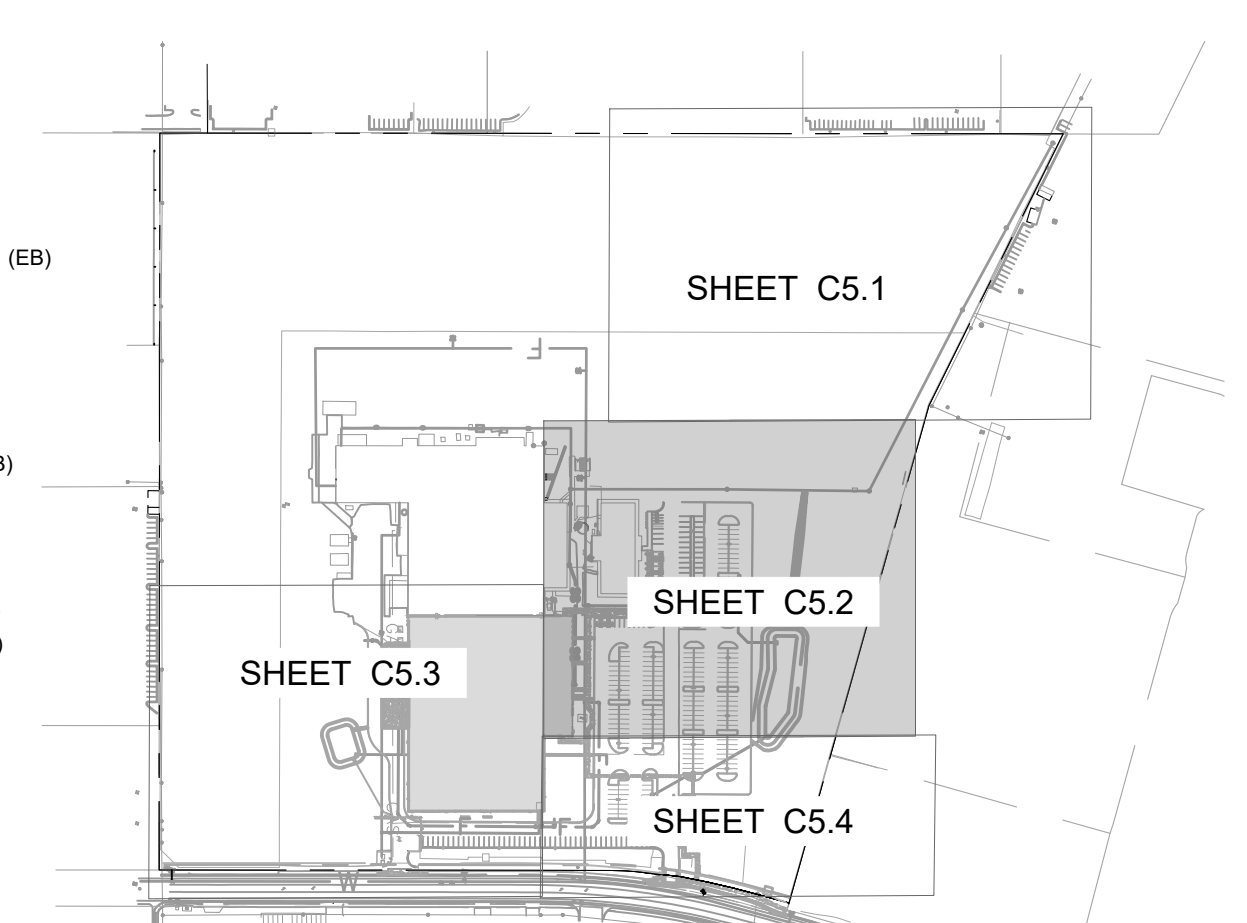
APPROXIMATE LIMITS OF DISTURBANCE. CONTRACTOR TO PROVIDE NATIVE SEED IN ALL AREAS DISTURBED DUE TO CONSTRUCTION (TYP.)

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

PROPERTY LINE (TYP.)

MATCHLINE: SEE SHEET C5.3

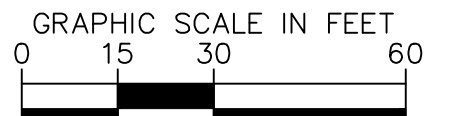
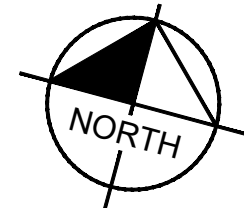
MATCHLINE; SEE SHEET C5.4



KEY MAP
N.T.S

SYMBOL	CODE	QTY	BOTANICAL NAME
GROUND COVERS			
	XL2	8,281 SF	1-4" AGGREGATE MULCH ROCK
	XT	4,093 SF	2-4" AGGREGATE MULCH ROCK
	RM	57,793 SF	3/4"-1" ROCK MULCH
	XL	24,890 SF	APPLEWOOD NATIVE SEED MIX
	XA	8,060 SF	APPLEWOOD SEED MIX

SEE SHEET C5.9 - LANDSCAPE DETAILS FOR COMPLETE PLANT SCHEDULE



CONSTRUCTION BID NOTES:

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LANDSCAPE NOTES:

- TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUM 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.
- 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.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.

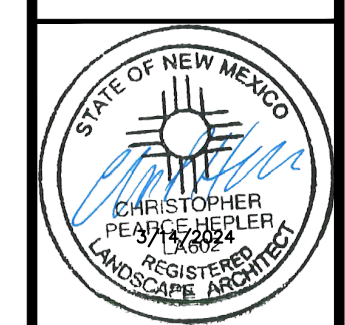
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 3/14/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

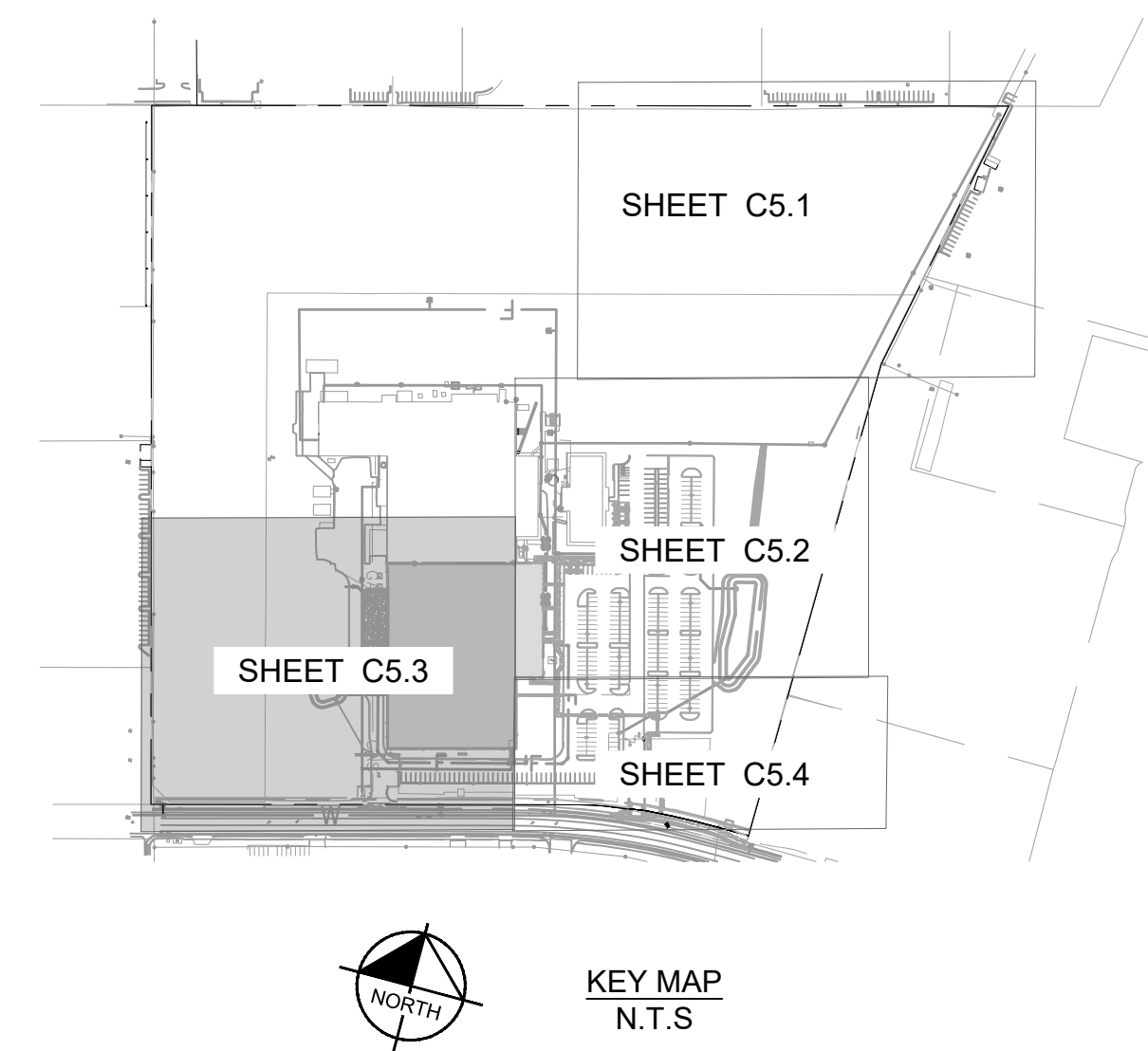
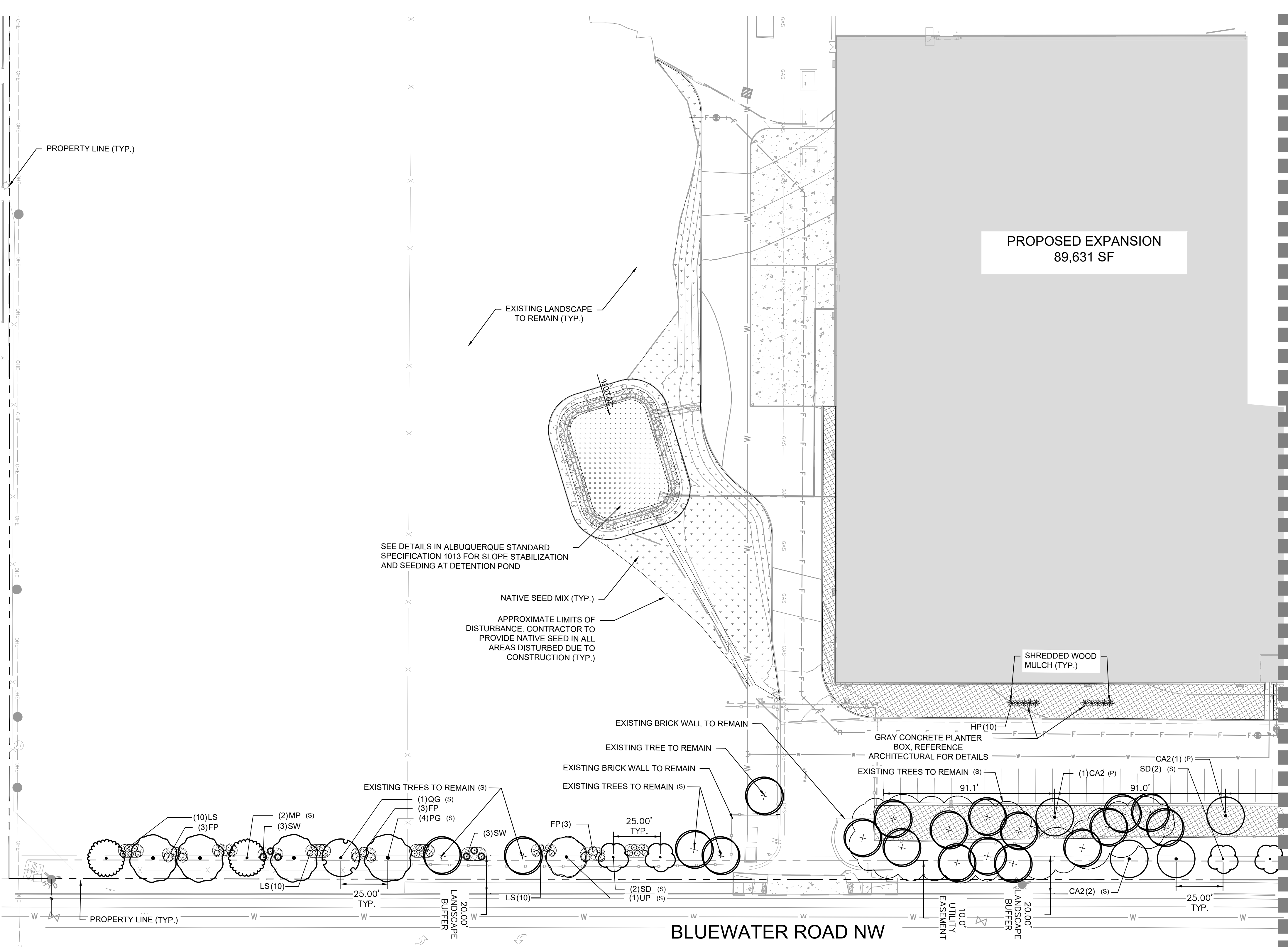
ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
DETAILED LANDSCAPE PLAN



PROJECT NO.
096523009

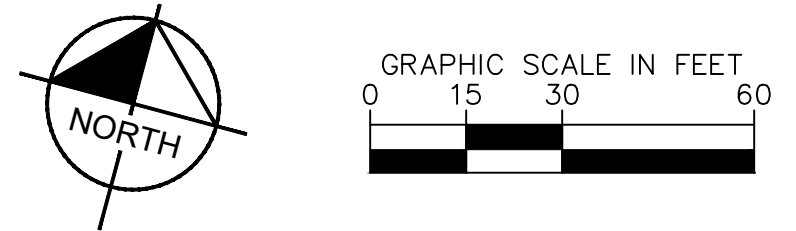
SHEET
C5.2

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SYMBOL	CODE	QTY	BOTANICAL NAME
	XL2	8,281 SF	1.4" AGGREGATE MULCH ROCK
	XT	4,093 SF	2.4" AGGREGATE MULCH ROCK
	RM	57,793 SF	3/4"-1" ROCK MULCH
	XL	24,890 SF	APPLEWOOD NATIVE SEED MIX
	XA	8,060 SF	APPLEWOOD SEED MIX

SEE SHEET C5.9 - LANDSCAPE DETAILS FOR COMPLETE PLANT SCHEDULE



- CONSTRUCTION BID NOTES:**
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- TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIFLINE 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.
 - 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.
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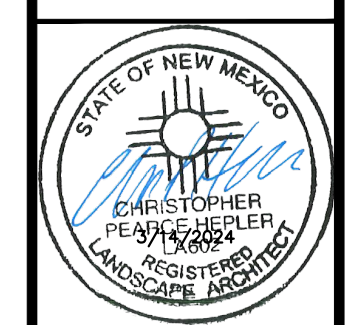
NO.	REVISION	BY	DATE	APPR.

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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EIWS
 DATE: 3/14/2024

LEGAL DESCRIPTION:
 TRACT A, ATRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

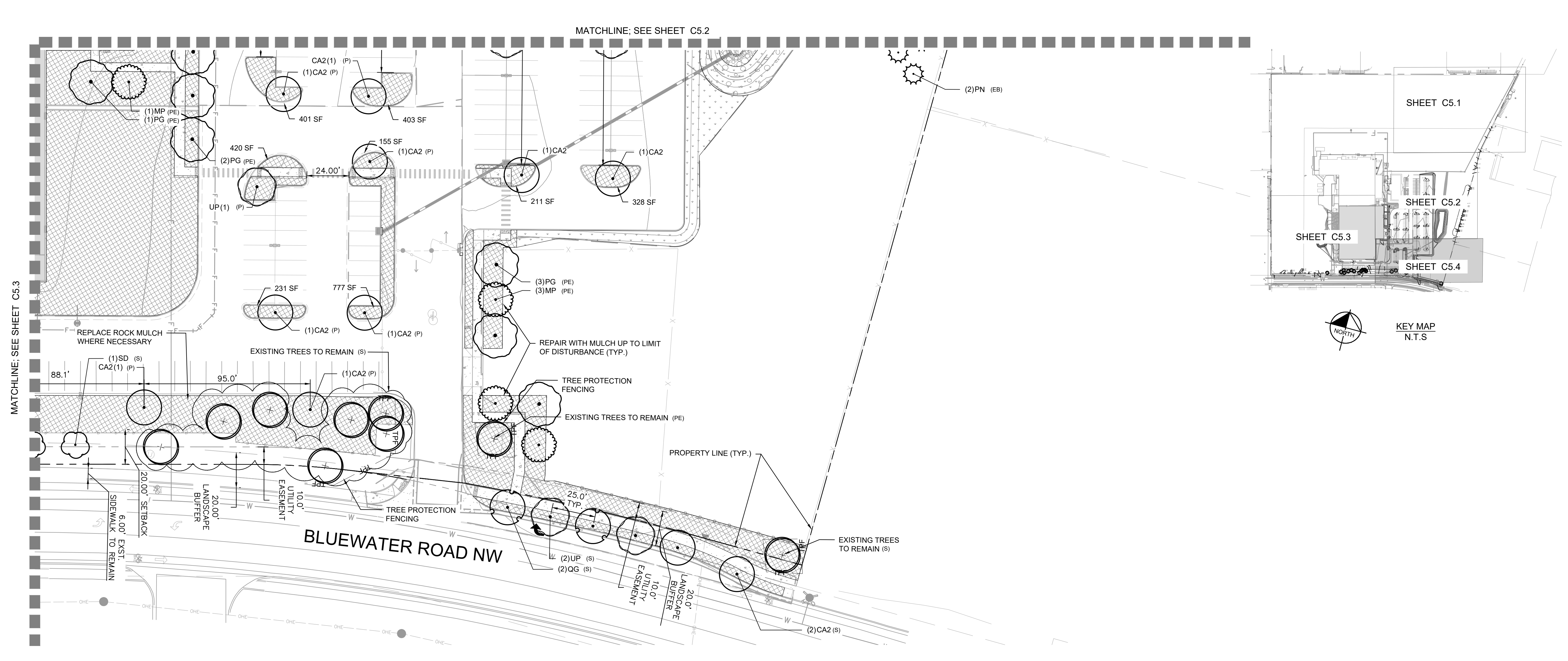
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 DETAILED LANDSCAPE PLAN



PROJECT NO.
 096523009

SHEET
C5.3

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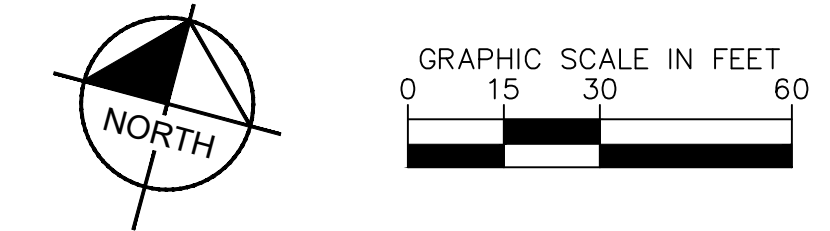


PLANT SCHEDULE LANDSCAPE AREA

SYMBOL CODE QTY BOTANICAL / COMMON NAME

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	XI	28	EXISTING TREE TO REMAIN
DECIDUOUS TREES			
	CA2	16	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
	MP	12	MACLURA POMIFERA OSAGE ORANGE
	PG	14	PROSOPIS GLANDULOSA HONEY MESQUITE
	QG	13	QUERCUS GAMBELII GAMBEL OAK
	SD	9	SAPINDUS DRUMMONDII WESTERN SOAPBERRY
	UP	13	ULMUS PARVIFOLIA LACEBARK ELM
EVERGREEN TREES			
	JS	4	JUNIPERUS MONOSPERMA ONESEED JUNIPER
	PN	6	PINUS NIGRA AUSTRIAN PINE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
ORNAMENTAL TREES			
	CL	10	CHILOPSIS LINEARIS DESERT WILLOW
	CA	10	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN
SHRUBS			
	AL	22	AMORPHA CANESCENS LEADPLANT
	AW	48	ANISACANTHUS WRIGHTII WRIGHT'S DESERT HONEYSUCKLE
	AT2	36	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	BM	33	BUDDLEJA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH
	FP	9	FALLUGIA PARADOXA APACHE PLUME
	HP	28	HESPERALOE PARVIFLORA RED YUCCA
	LS	78	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
ORNAMENTAL GRASSES			
	SW	6	SPOROBOLUS WRIGHTII BIG SACATON
GROUND COVERS			
	XL2	8,281 SF	1-4" AGGREGATE MULCH ROCK
	XT	4,093 SF	1-4" ANGULAR AGGREGATE MULCH
	RM	57,793 SF	2-4" AGGREGATE MULCH ROCK
	XL	24,890 SF	2-4" ANGULAR AGGREGATE MULCH
	XL	24,890 SF	3/4"-1" ROCK MULCH TO MATCH EXISTING
	XA	8,060 SF	APPLEWOOD NATIVE SEED MIX NATIVE SEED MIX APPLEWOOD SEED MIX DETENTION SEED MIX



- CONSTRUCTION NOTES:**
- 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 THE MOST STRINGENT SPECIFICATION.
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 - 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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 - 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.
 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
 - IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.

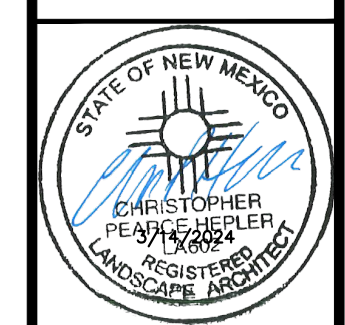
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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EWS
 DATE: 3/14/2024

LEGAL DESCRIPTION:
 TRACT A, ATRISCO BUSINESS
 PARK, UNIT 1, CONTAINING
 39.775 ACRES

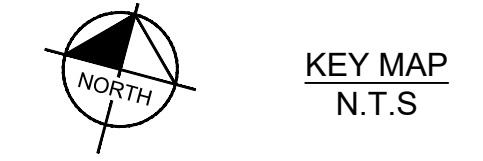
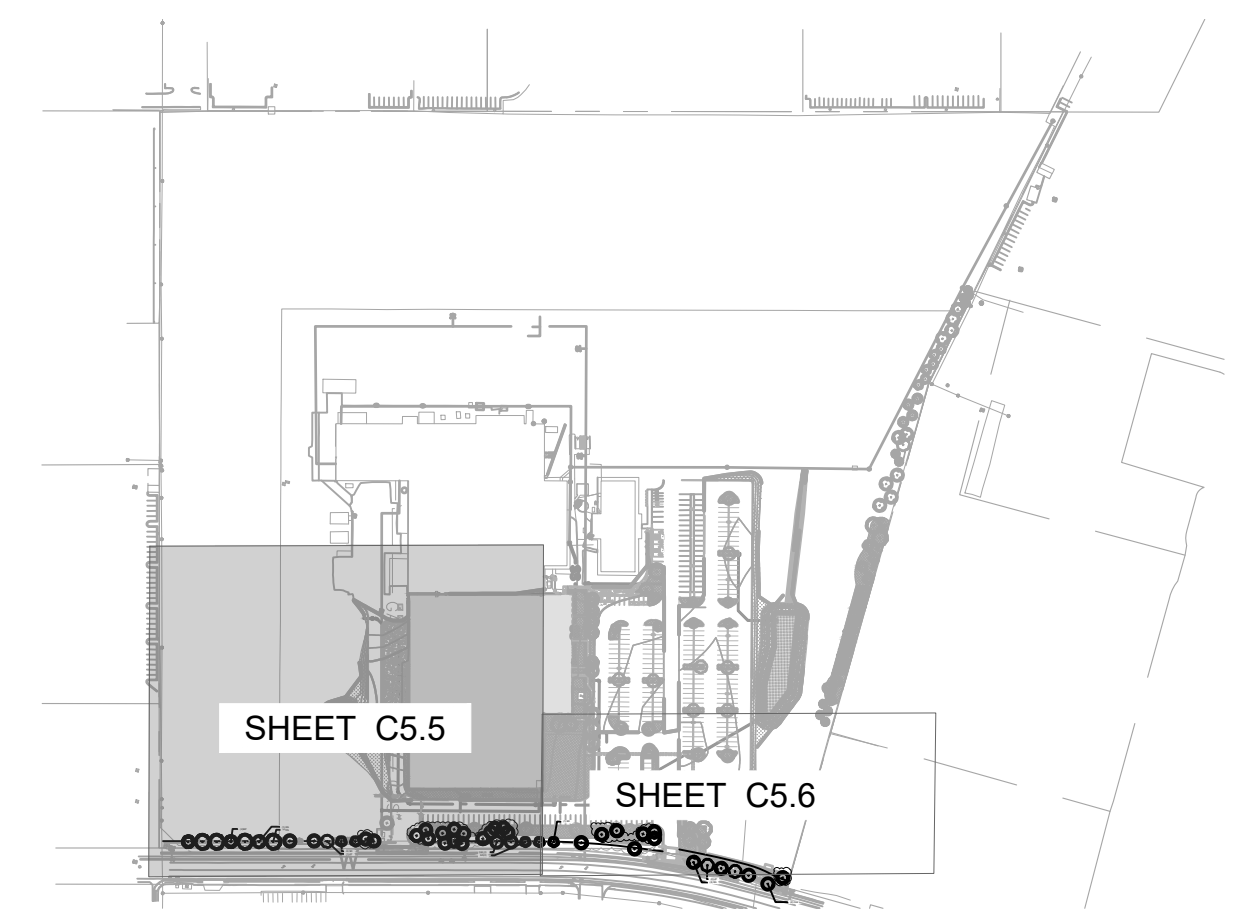
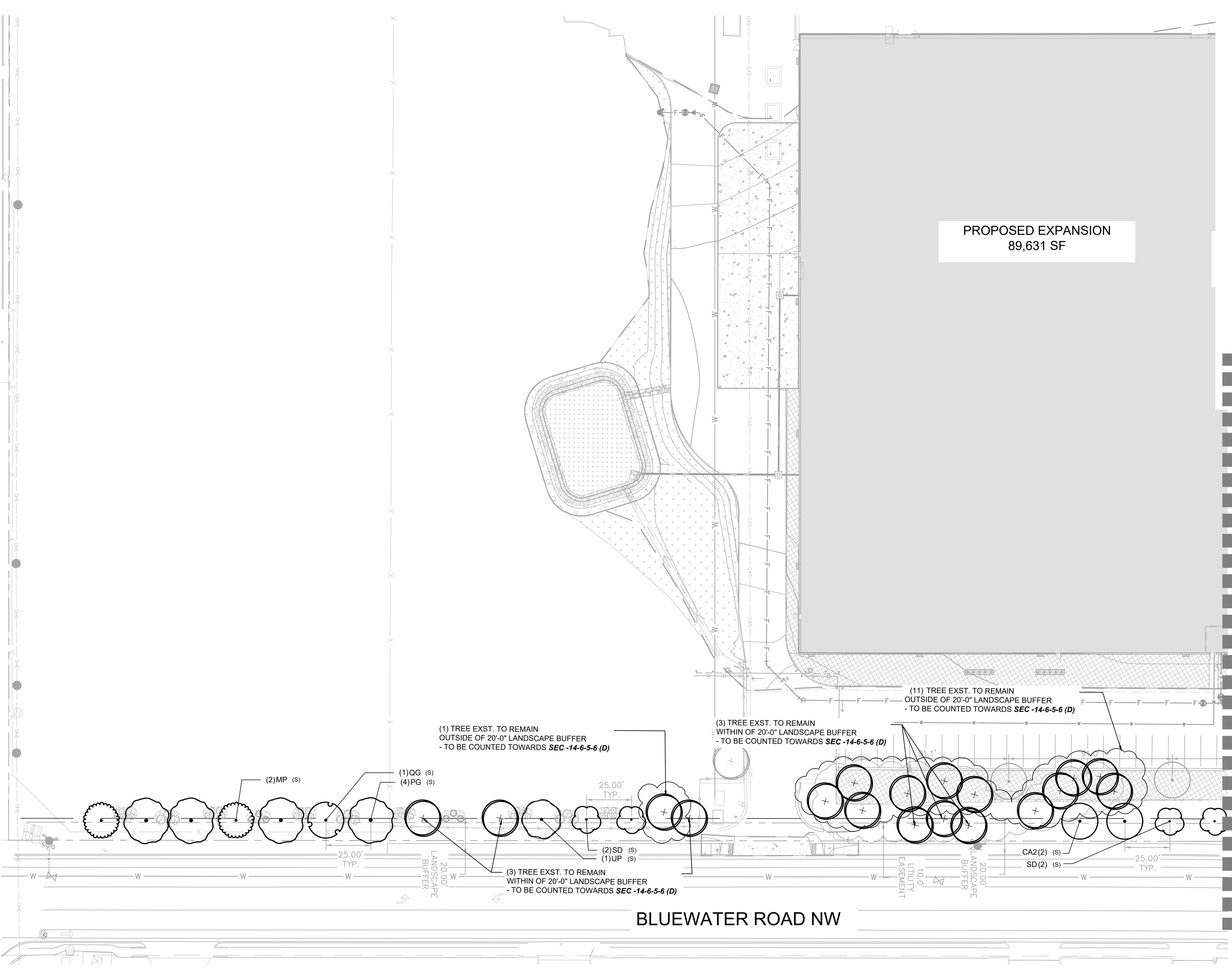
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 DETAILED LANDSCAPE PLAN



PROJECT NO.
096523009

SHEET
C5.4

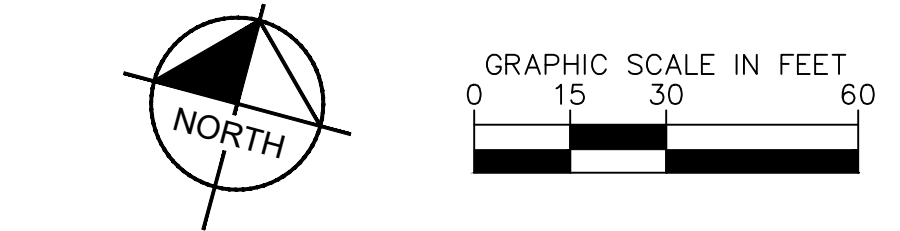
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ALTERNATE LANDSCAPE
STREET FRONTAGE 14-6-5-6(D)

1 TREE / 25 LF OF STREET FRONTAGE REQUIRED =	45 TREES
TOTAL TREES PROPOSED	21 TREES
TOTAL EXISTING TREES TO REMAIN FOR STREET FRONTAGE REQ.	26 TREES
EXISTING TREES WITHIN 20'-0" LANDSCAPE BUFFER	8 TREES
EXISTING TREES OUTSIDE 20'-0" LANDSCAPE BUFFER	18 TREES
TOTAL TREES PROVIDED (EXISTING AND PROPOSED)	47 TREES

MATCHLINE: SEE SHEET C5.6



- CONSTRUCTION BID NOTES:**
- 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 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:**
- TREE CANOPIES AND GROUND-LEVEL PLANS SHALL COVER A MINIMUM 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.
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 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
 - IRRIGATION WILL BE PROPOSED FOR THIS SITE AT THE CD PLAN LEVEL.

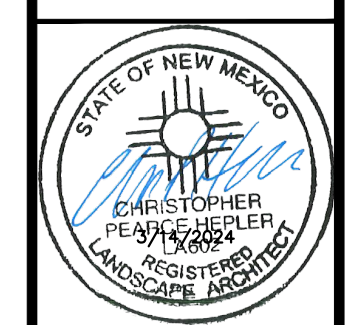
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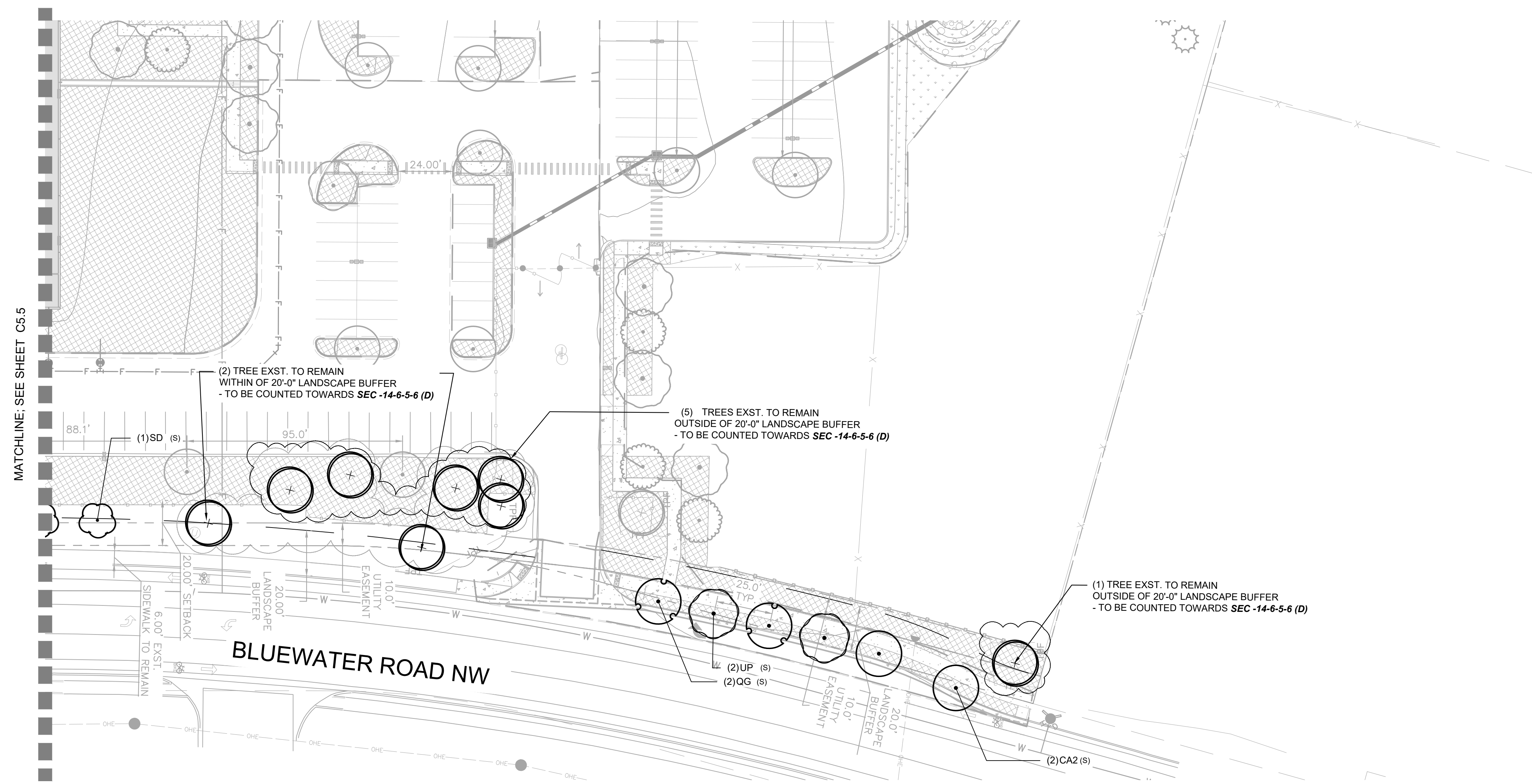
ABB ABQ ADDITION
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SITE PLAN - DFT
ALTERNATE LANDSCAPE PLAN



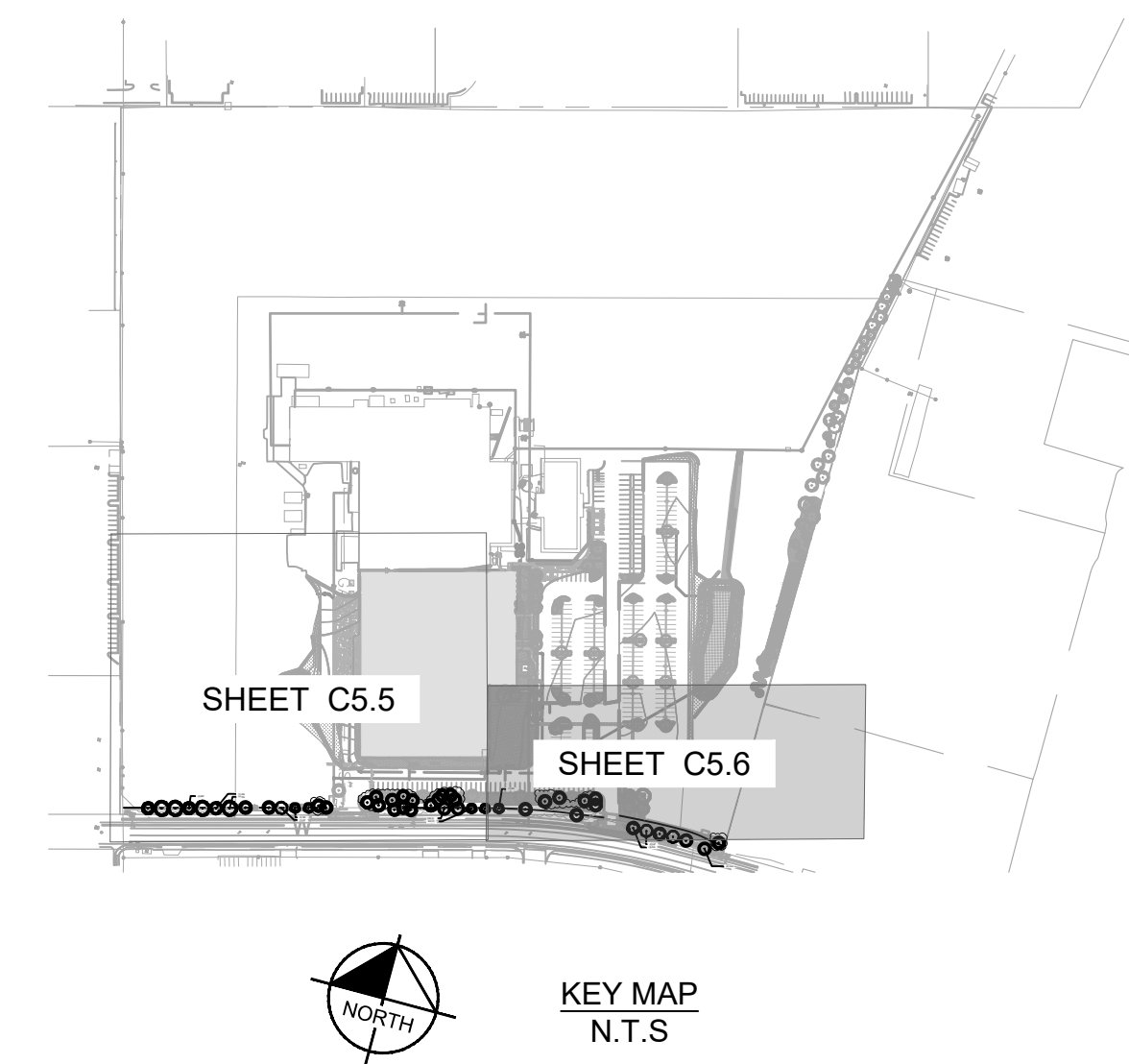
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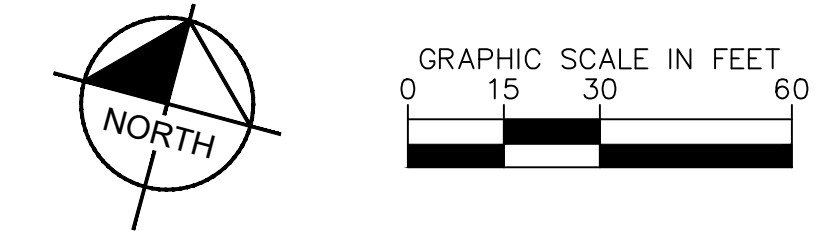


MATCHLINE: SEE SHEET C5.5



ALTERNATE LANDSCAPE
STREET FRONTAGE 14-6-5-6(D)

1 TREE / 25 LF OF STREET FRONTAGE REQUIRED =	45 TREES
TOTAL TREES PROPOSED	21 TREES
TOTAL EXISTING TREES TO REMAIN FOR STREET FRONTAGE REQ.	26 TREES
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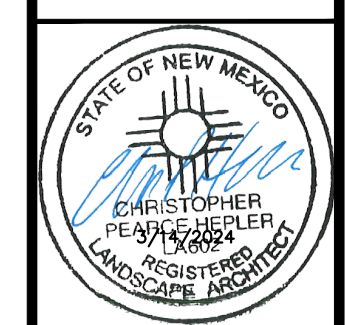
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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

- 1. 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 THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 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 THEREO 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 1/2 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 EXTRANEIOUS 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

- 1. 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

- 1. 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 SHREDED 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

- 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- 2. 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 ANTI-TRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 3. 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.

J. CONTAINER GROWN STOCK

- 1. 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.
- 2. 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.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

- 1. 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

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN UNDISTURBED DURING CONSTRUCTION.
- 2. 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.
- 3. 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 ENGINEERS PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- 1. 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.
- 2. 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.
- 3. 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 ON-SITE 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.
- 6. 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.
- 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- 8. 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.
- 9. 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 FOREMAN.
- 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 TREES.
- 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 DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

N. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF-GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. LAWN MAINTENANCE
 - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS LARGER THAN 12"x12" UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADED IF NECESSARY.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

- 1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

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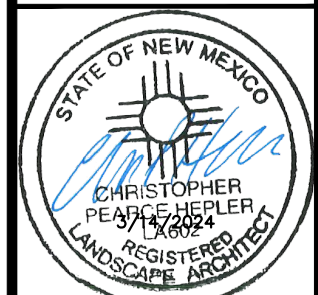
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EIWS
 DATE: 3/14/2024

LEGAL DESCRIPTION:
 TRACT A, ATRISCO BUSINESS
 PARK UNIT 1 CONTAINING
 39.775 ACRES

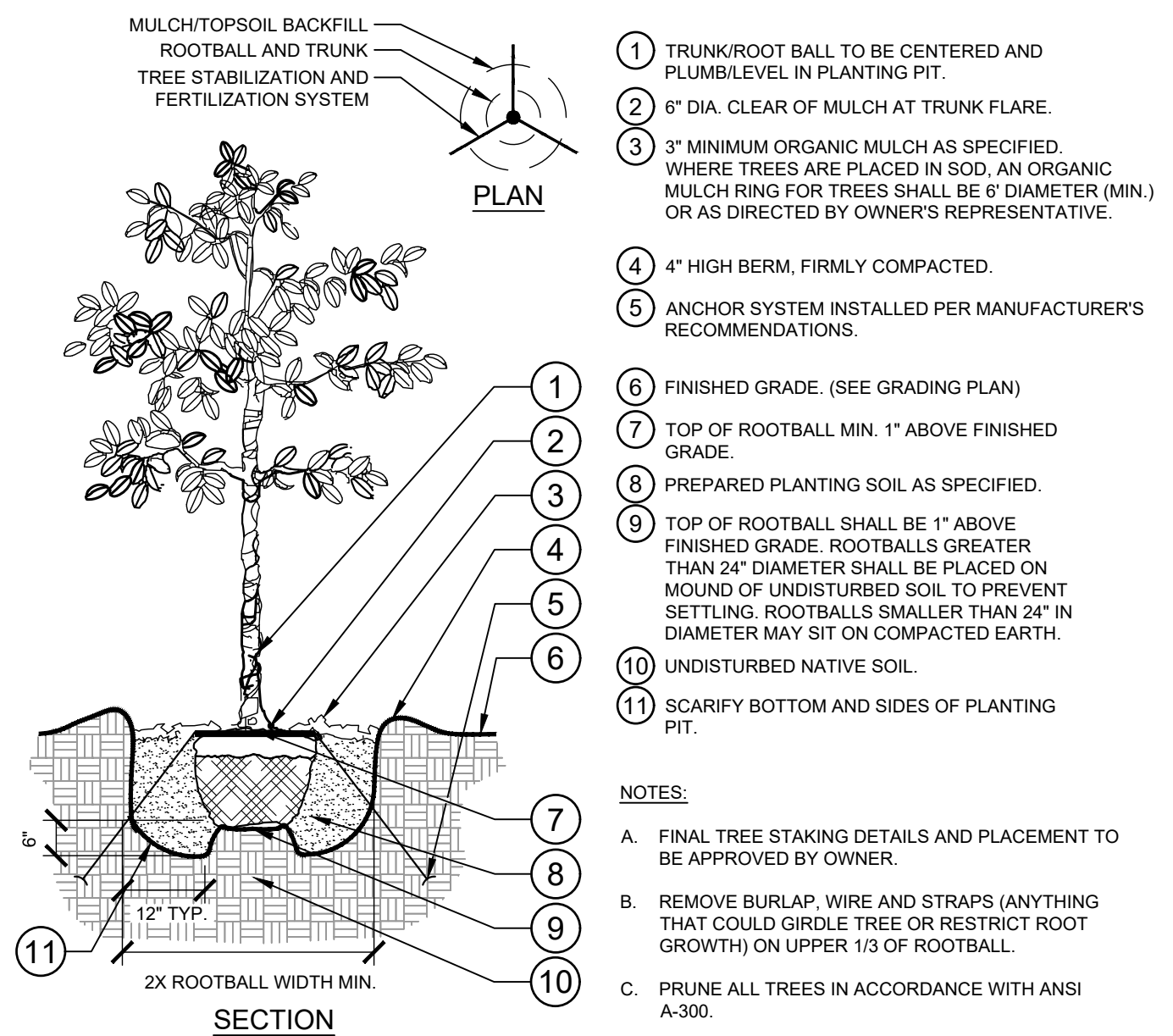
ABB ABQ ADDITION
 6625 BLUEWATER ROAD NW
 SITE PLAN - DFT
 LANDSCAPE NOTES



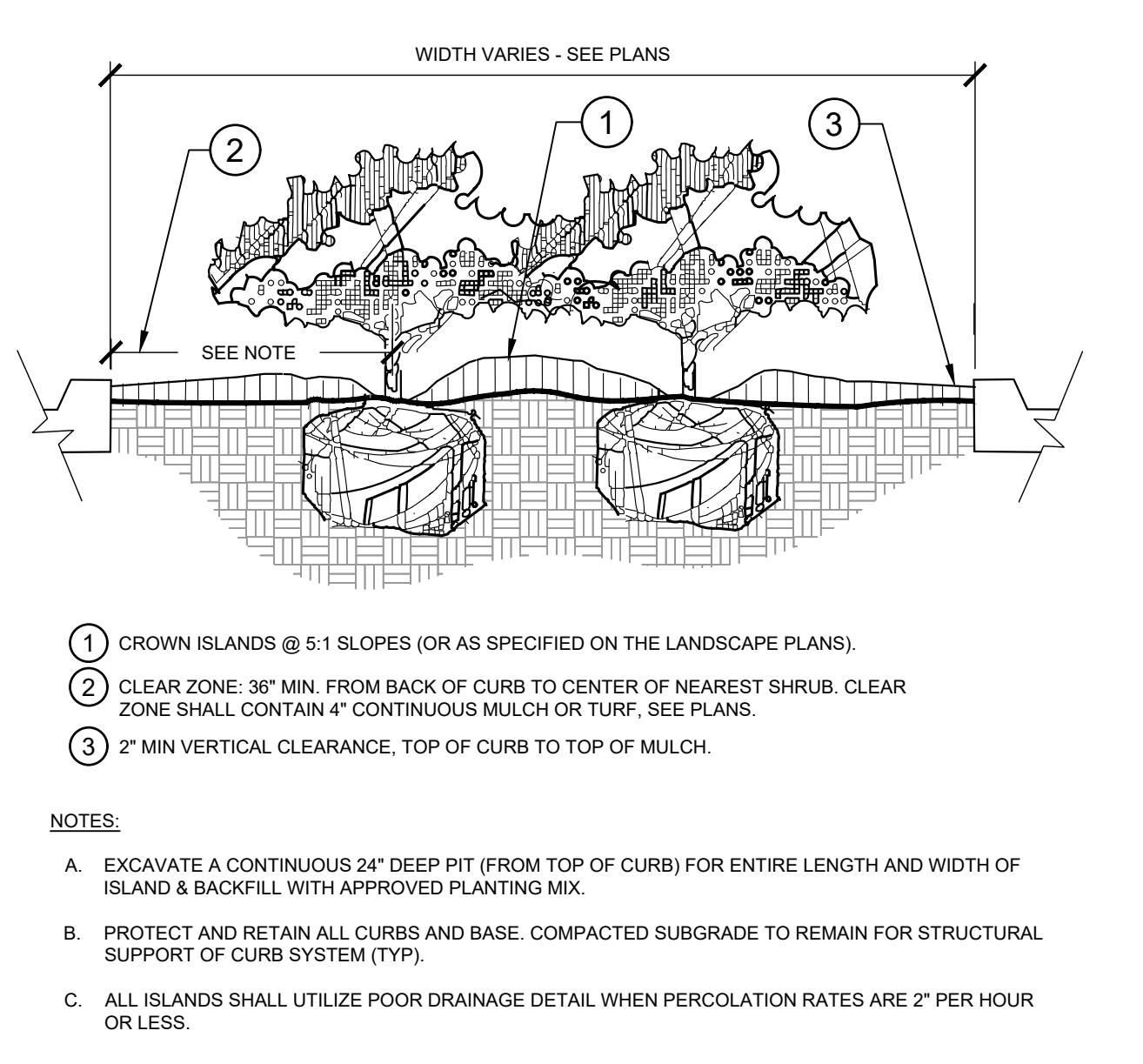
PROJECT NO.
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SHEET
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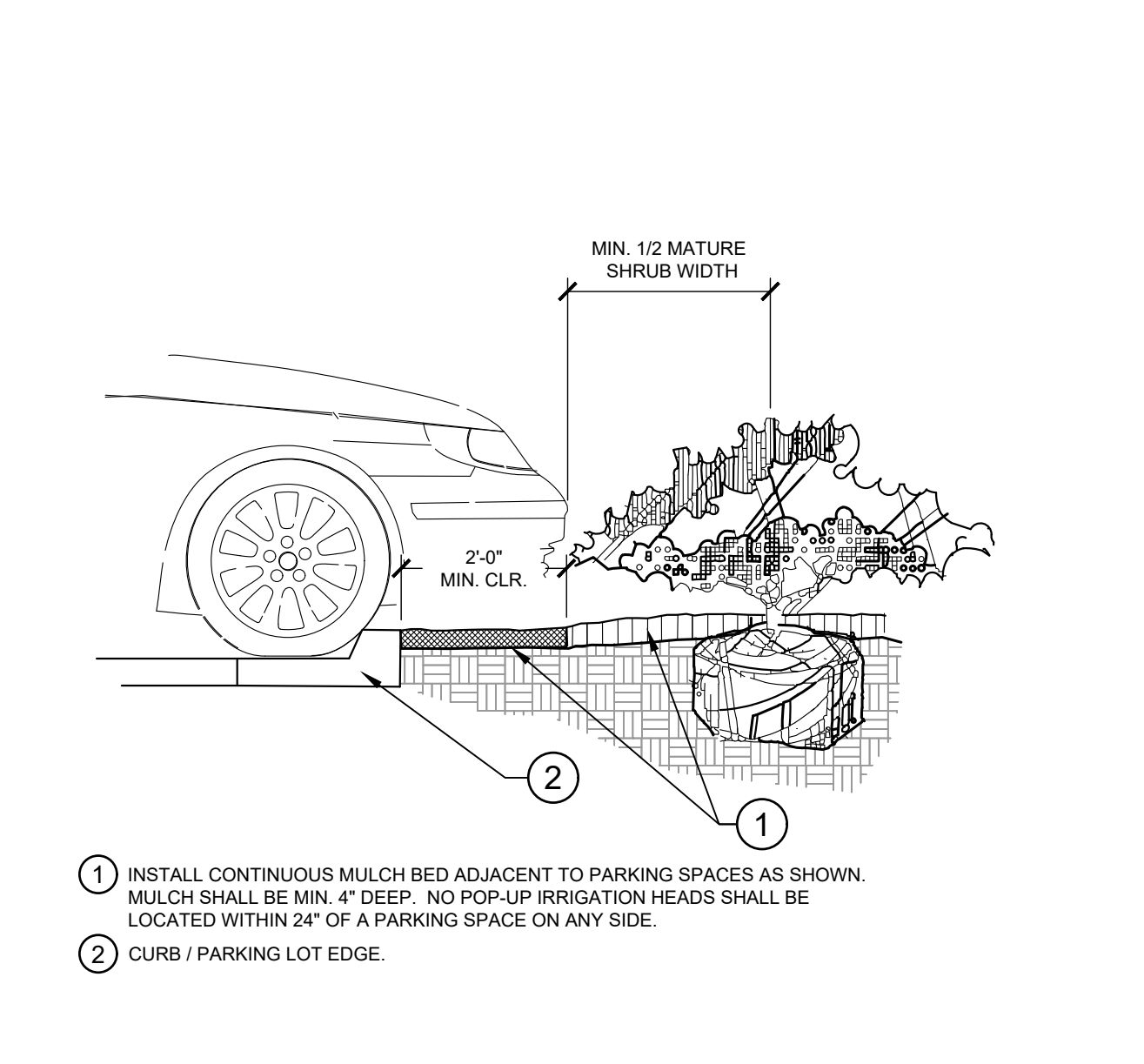
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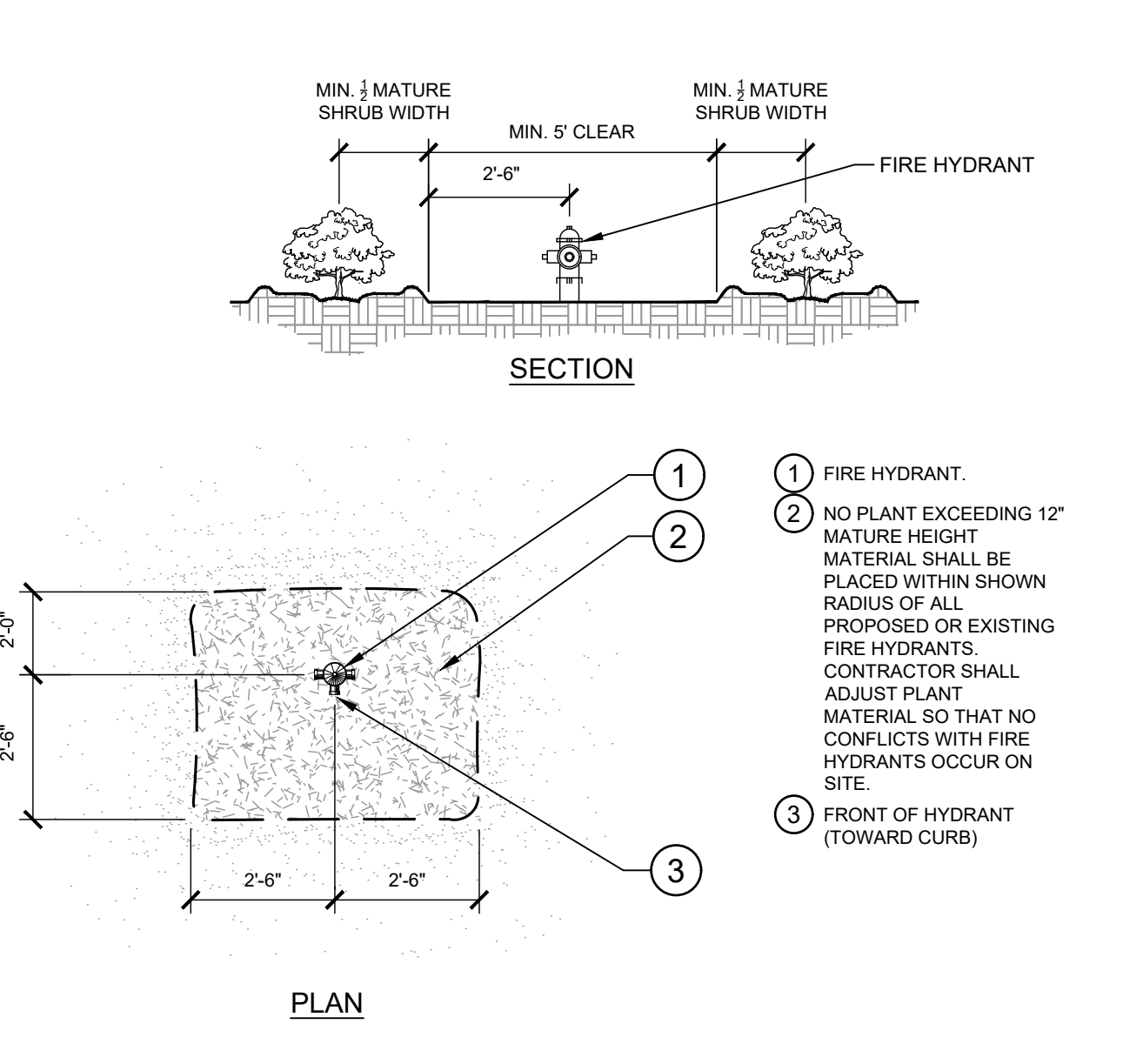
1 TREE PLANTING
SECTION / PLAN
NTS



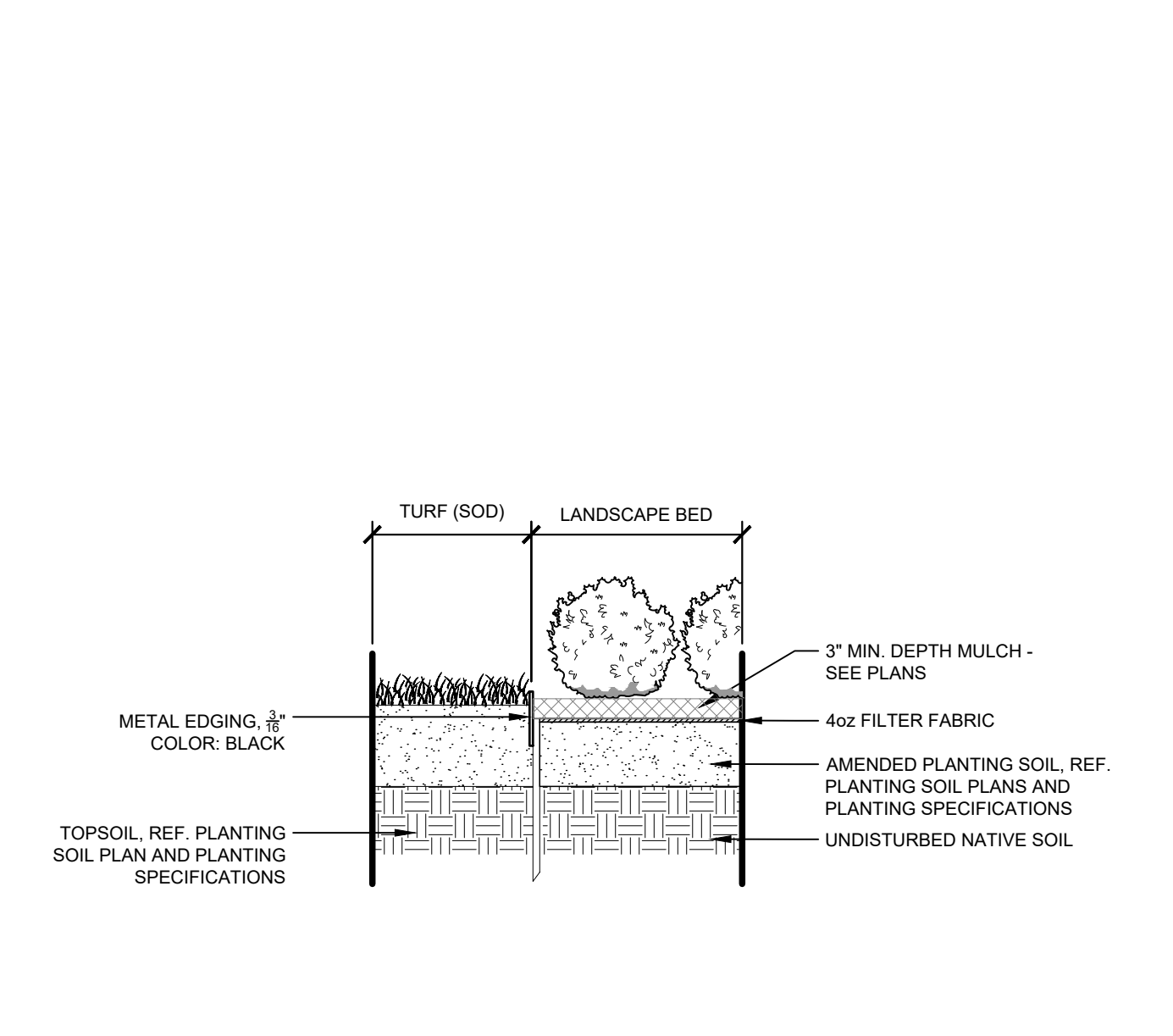
2 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION
NTS



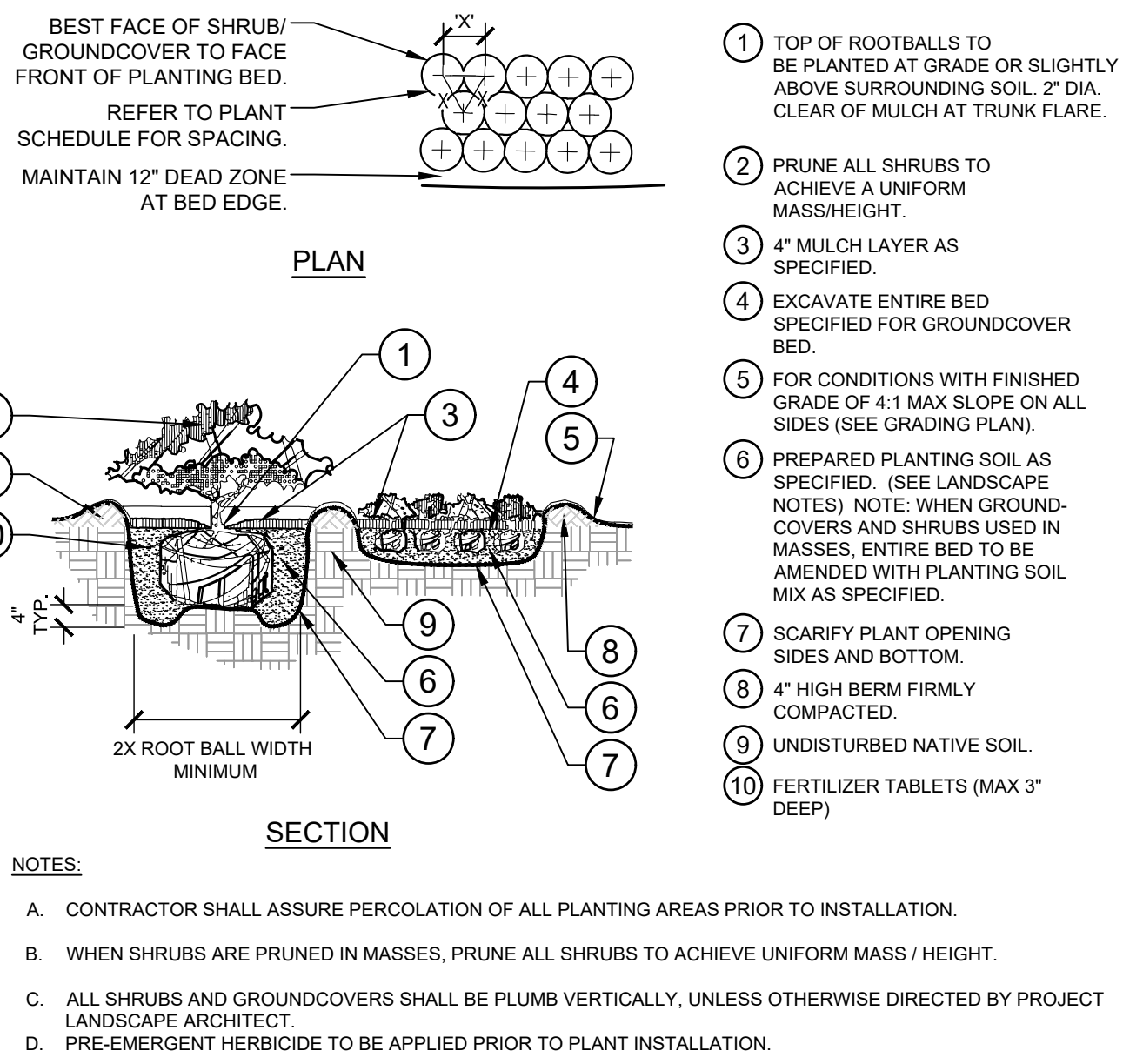
3 PARKING SPACE/CURB PLANTING
SECTION
NTS



4 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN
NTS



5 METAL EDGER AT PLANTING BED
SECTION / PLAN
1" = 1"
096-523-009-21
NTS



6 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS

DETENTION SEED MIX

WATER PLANTAIN	ALISMA SUBCORDATUM
SWAMP MILKWEED	ASCLEPIAS INCARNATA
TICKSEED SUNFLOWER	BIDENS ARISTOSA
ALLEGHENY MONKEYFLOWER	MIMULUS RINGOSA
DITCH STONECROP	PENTHORUM SEDOIDES
CUTLEAF CONEFLOWER	RUDBECKIA LACINIATA
COMMON ARROWHEAD	SAGITTARIA LATIFOLIA
BLUE VERVAIN	VERBENA HASTATA
AWL-FRUITED SEDGE	CAREX STIPATA
FOX SEDGE	CAREX VULPINOIDEA
VIRGINIA WILDRIE	ELYMUS VIRGINICUS
SPIKE RUSH	ELEOCHARIS SPECIES
SOFT RUSH	JUNCUS EFFUSUS
PATH RUSH	JUNCUS TENUIS
RICE CUT GRASS	LEERSIA ORYZOIDES
SWITCHGRASS	PANICUM VIRGATUM
SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI
PRAIRIE CORDGRASS	SPARTINA PECTINATA
NURSE CROPS:	
COMMON OATS	AVENA SATIVA
ANNUAL RYE	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

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
Sphaeralcea 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 tansyaster	.25
Berlandiera lyrata - Chocolate Flower	.25
Ratibida columnifera forma pulcherrima - Mexican Hat	.25

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.

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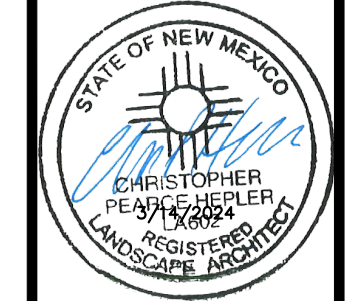
Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 3/14/2024

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
C5.8



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PLANT SCHEDULE LANDSCAPE AREA

SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES										
	XI	28	2		26	-----	EXISTING TREE TO REMAIN	-		
DECIDUOUS TREES										
	CA2	16		8	8	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL MIN	10' - 12' HT. MIN.
	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.
	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.
EVERGREEN TREES										
	JS	4	4			JUNIPERUS MONOSPERMA	ONESEED JUNIPER	B & B		6' HT MIN
	PN	6	6			PINUS NIGRA	AUSTRIAN PINE	B & B		6' HT MIN
ORNAMENTAL TREES										
	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.
SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS										
	AL	22	22			AMORPHA CANESCENS	LEADPLANT	5 GAL	SEE PLAN	18" FULL
	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
	BM	33	33			Buddleja MARRUBIFOLIA	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
	LS	78	48		30	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES										
	SW	6			6	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL	SEE PLAN	24" FULL
SYMBOL	CODE	QTY	BUFFER	LANDSCAPE AREA	STREET SCAPE	BOTANICAL NAME	COMMON NAME	CONT		
GROUND COVERS										
	XL2	8,281 SF		8,281 SF		1-4" AGGREGATE MULCH ROCK	1-4" ANGULAR AGGREGATE MULCH	ROCK		
	XT	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		

CODE TABLE

LANDSCAPE AREA
TOTAL LOT AREA = 39.94 ACRES / 1,739,791 SF
TOTAL GROSS LOT AREA = 1,739,791 SF
TOTAL BUILDING AREA (EXISTING TO REMAIN) = 103,007 SF
TOTAL BUILDING AREA (PROPOSED) = 89,631 SF
NET LOT AREA = 1,547,153 SF

TOTAL NET LOT AREA = 1,547,153 x 20% =
TOTAL LANDSCAPE REQUIREMENT = 309,431 SF

EXISTING LANDSCAPE = 285,700 SF
PROPOSED LANDSCAPE = 94,658 SF
TOTAL LANDSCAPE AREA PROVIDED = 380,358 SF (24%)
*NOT COUNTING OVERLAPPING MULCH

EXISTING TREES TO BE REMOVED = 3 TREE
EXISTING TREES TO REMAIN = 28 TREES
PROVIDED SHADE TREES = 77 TREES
PROVIDED ACCENT/ORNAMENTAL TREES = 20 TREES
PROVIDED EVERGREEN TREES = 10 TREES

TOTAL COVERAGE (PROPOSED LANDSCAPE AREA) 94,658 x 75% =
TOTAL COVERAGE REQUIREMENT = 70,933.5 SF
TOTAL COVERAGE PROVIDED = 107,853 SF
COVERAGE OF ROCK MULCH PROVIDED = 63,886.5 SF (66%)
COVERAGE OF GROUND-LEVEL PLANTS REQ. = 23,664.5 SF (25%)
COVERAGE OF GROUND-LEVEL PLANTS PROV. = 38,150 SF (40%)
*CALCULATION ASSUMES 20 SF PER GROUND PLANT AS AN AVERAGE MATURE SPREAD AND CANOPY COVERAGE

14-6-5-6(F) PARKING LOT LANDSCAPING (P)
242 PROPOSED PARKING STALLS
1 TREE EVERY 100'-0" FT OF PARKING
1 TREE / FOR EACH 10 PARKING STALLS REQUIRED = 25 TREES
TOTAL TREES PROVIDED = 27 TREES

14-6-5-6(D) STREET TREE LANDSCAPING (S)
1,118 LF OF STREET FRONTAGE
1 TREE / PER 25 LF OF STREET FRONTAGE REQUIRED = 45 TREES
TOTAL TREES PROVIDED = 21 TREES
EXISTING TREES TO REMAIN = 26 TREES
(8) EXISTING TREES ARE WITHIN 20'-0" LANDSCAPE BUFFER
(18) EXISTING TREES ARE OUTSIDE 20'-0" LANDSCAPE BUFFER

14-6-5-6(E) EDGE BUFFER LANDSCAPING (EB)
819 LF OF PERIMETER
1 TREE / PER 20 LF OF SITE PERIMETER REQUIRED = 41 TREES
5 SHRUBS / PER 20 LF OF SITE PERIMETER REQUIRED = 205 SHRUBS
TOTAL TREES PROVIDED = 41 TREES
TOTAL SHRUBS PROVIDED = 205 SHRUBS

14-6-5-6(C) PEDESTRIAN WALKWAYS (PE)
459 LF OF PEDESTRIAN WALKWAYS
1 TREE / PER 25 LF OF PEDESTRIAN WALKWAY REQUIRED = 19 TREES
TOTAL TREES PROVIDED = 19 TREES

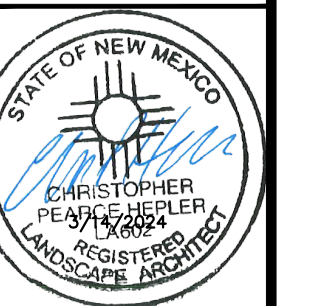
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 3/14/2024

LEGAL DESCRIPTION:
TRACT A, TRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
LANDSCAPE DETAILS



PROJECT NO.
096523009

SHEET
C5.9