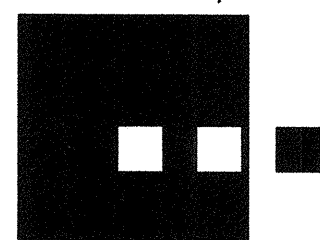


RANCHO ENCANTADO PARK

City of Albuquerque

Managing Department
Department of Municipal Development
Park Design and Construction Division

Owner
Parks and Recreation Department



Dekker/Perich/Sabatini

architecture • interiors • landscape • planning • engineering
7601 Jefferson NE, Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222

Property Information

Legal Description: TR 4-A PLAT OF RANCHO ENCANTADO
DEL SUR A REPLAT OF TRACT 4 COORS VILLAGE
CONTAINING 1.764 AC

Property Address: 5900 MILNE RD NW

Zoning: SU-3

Total Site Area: 1.7641 AC

Total Area of Renovation: 1.7641 AC

Total Acres of Turf: .84 AC

Water Meter Address: 5900 MILNE RD NW

Index of Drawings

1. Cover Sheet
2. General Notes
3. Demolition Plan
4. Grading and Drainage Plan
5. Grading and Drainage Details
6. Horizontal Control Plan
7. Construction Plan
8. Construction Details
9. Landscape Plan
10. Irrigation Plan
11. Site Electrical Plan
12. Final Acceptance Form

LANDSCAPE ARCHITECT

Dekker/Perich/Sabatini, Ltd.
7601 Jefferson St., N.E. Suite 100
Albuquerque, NM 87109
(505) 761-9700
FAX: (505) 761-4222

CIVIL ENGINEER

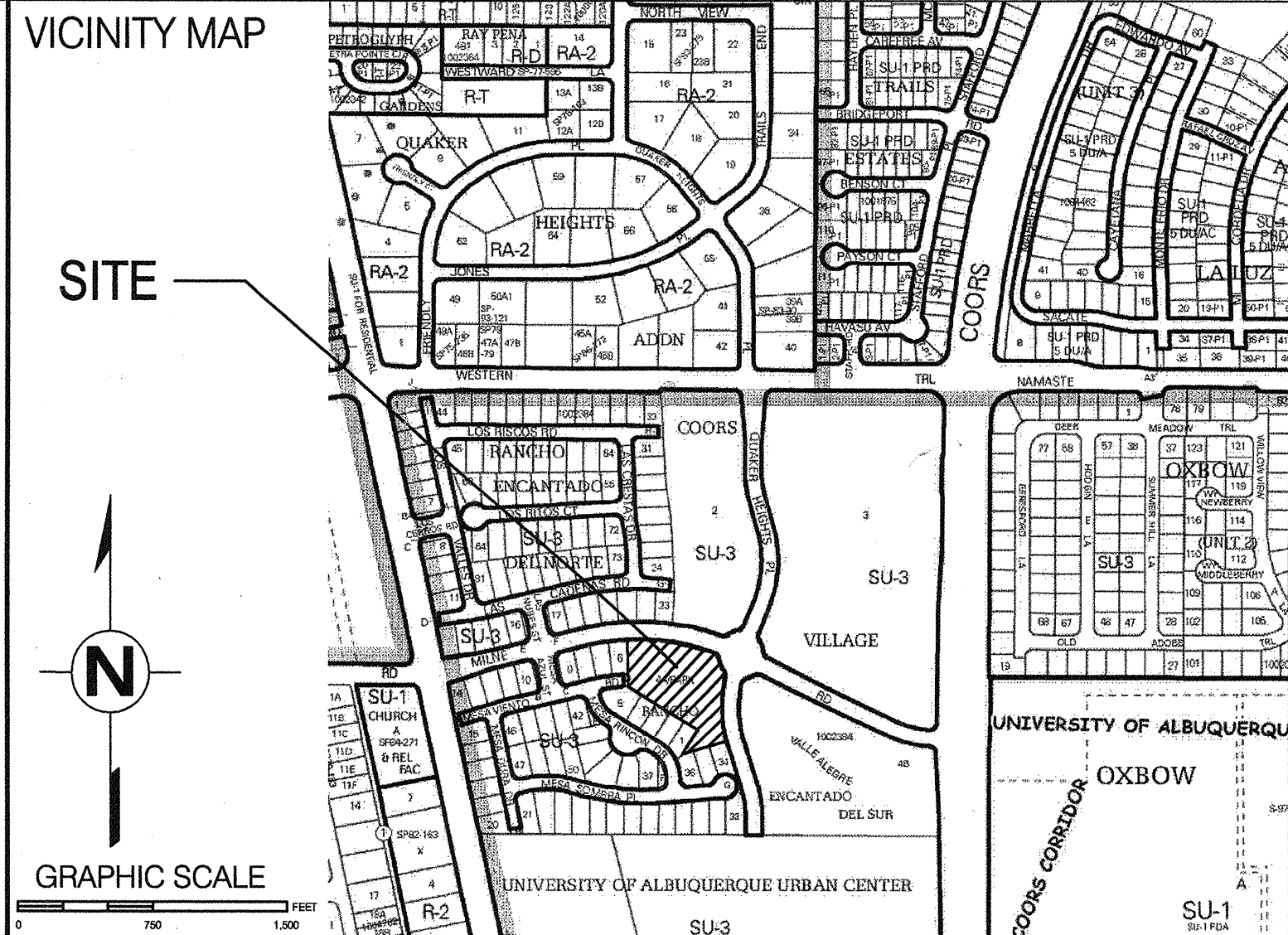
Isaacson & Arfman, P.A.
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ELECTRICAL ENGINEER

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Albuquerque, NM 87110
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(505) 864-3212



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QWEST LONG DISTANCE

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TIME WARNER TELECOM

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Plant Manager
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LEVEL 3

COMMUNICATIONS, LLC

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Broomfield, Colorado 80021
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XSPEDIOUS MANAGEMENT CO.

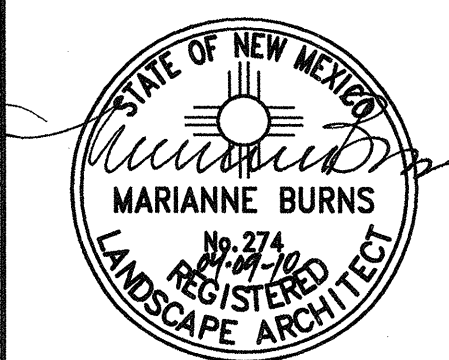
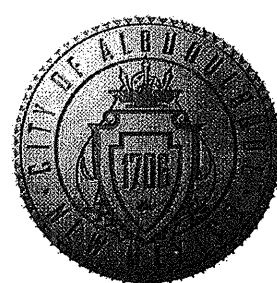
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OSO GRANDE TECHNOLOGIES

BUD LENSING
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505 Marquette Ave. NW, #119A
Albuquerque, New Mexico 87102
(505) 328-2675



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ARCHITECTS STAMP & SIGNATURE		APPROVED		ENGINEER		DATE	
		DRC Chairman					
		Transportation					
		Water/Wastewater					
		Hydrology					
		C I P					
		Constr. Mngmt.				CITY ENGINEER DATE	
		Constr. Coord.					
PROJECT NUMBER				501005			
SHEET				1 OF 12			



FINAL FOR CONSTRUCTION ☒ RANCHO ENCANTADO PARK Set #1 office COPY PROJECT #501005 APRIL 9, 2010 Date: 4/12/10 RECORD DRAWINGS ☐

- PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- 30 THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES WILL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT WILL BE PLACED IN ALL TRENCHES REQUIRED FOR THE UTILITY REPLACEMENTS IN THOSE AREAS THAT MUST MAINTAIN TRAFFIC UNTIL THE FINAL PAVEMENT WORK STARTS IN EACH AREA. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING WILL BE AT THE CONTRACTOR'S EXPENSE.
- 31 TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
- 32 THE CONTRACTOR WILL CONTACT THE CITY OF ALBUQUERQUE TRAFFIC DIVISION 887-8025, ONE (1) WEEK IN ADVANCE OF ANY CHANGES REQUIRED IN THE TRAFFIC SIGNALIZATION OF THIS PROJECT. ALL WORK ASSOCIATED WITH NEW TRAFFIC SIGNALIZATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 33 ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- 34 PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. STRIPING SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 35 ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS DIRECTED BY THE CITY FIELD ENGINEER.
- 36 THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND UTILITY COMPANIES WORKING IN THE SAME AREA. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. A CONTRACT EXTENSION MAY BE ALLOWED AS DELINEATED IN CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
- 37 ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 38 EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY CONTRACT SHALL NOT BE OUT OF ALIGNMENT, DISPLACED, VERIFIED, BADLY BROKEN AND/OR DETERIORATED, WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER AND PAID FOR AT CONTRACT UNIT PRICES.
- 39 ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DRIVEWAY CLOSURES, UTILITY CONSTRUCTION OR FOR OTHER REASONS AND NOT SHOWN ON THE SIGNING PLANS WILL BE FURNISHED BY THE CONTRACTOR AND WILL BE PAID AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND BID PROPOSAL. PRIOR TO PLACING THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR WILL NOTIFY THE AFFECTED OWNERS IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR MUST MAKE PROVISIONS TO PROVIDE ACCESS TO PROPERTIES. REFER TO SECTION 19 OF THE SPECIFICATIONS.
- 40 ALL UTILITY LINES WHICH ARE NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, WILL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES AND THESE SHORING, SHEETING AND SUPPORTS ARE CONSIDERED INCIDENTAL TO THIS PROJECT. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS WILL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES WHICH CROSS THE TRENCH. ANY DAMAGE TO EXISTING UTILITIES WILL PROMPTLY BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.
- 41 THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING COA INFRASTRUCTURE (C & G PAVING, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND WILL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. HE WILL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND WILL BE RESPONSIBLE FOR CLEANING SAME AT HIS OWN COST SHOULD SPLASHING OCCUR.
- 42 ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- 43 STATIONS OF STORM DRAIN INLETS ARE TO THE CENTER OF GRATE. ALL STORM DRAIN INLETS WILL BE TYPE "A" UNLESS OTHERWISE NOTED ON THE PLANS.
- 44 SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.
- 45 THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
- 46 ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 47 THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.
- 48 CONTRACTOR WILL SURVEY AND LOG EXISTING ELEVATIONS OF CURB-AND-GUTTER, SIDEWALK, AND PAVEMENT WHICH WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR WILL REPLACE REMOVED CURB-AND-GUTTER, SIDEWALK, DRIVE PADS, AND PAVEMENT TO ELEVATIONS PRIOR TO REMOVAL UNLESS OTHERWISE INDICATED ON THE PLANS.
- 49 CONTRACTOR WILL CONSTRUCT TEMPORARY ASPHALT PAVEMENT AS DIRECTED BY THE FIELD ENGINEER TO PROVIDE ACCESS TO LOCAL BUSINESS, ETC. TEMPORARY PAVEMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO PLACEMENT OF FULL WIDTH PAVEMENT SECTION. TEMPORARY PAVING SHALL BE PER COA STD. DWG. 2415 AND PAID FOR PER COA STD. SPECIFICATIONS.

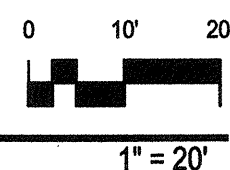
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RECORD DRAWINGS

PROJECT #501005
APRIL 9, 2010

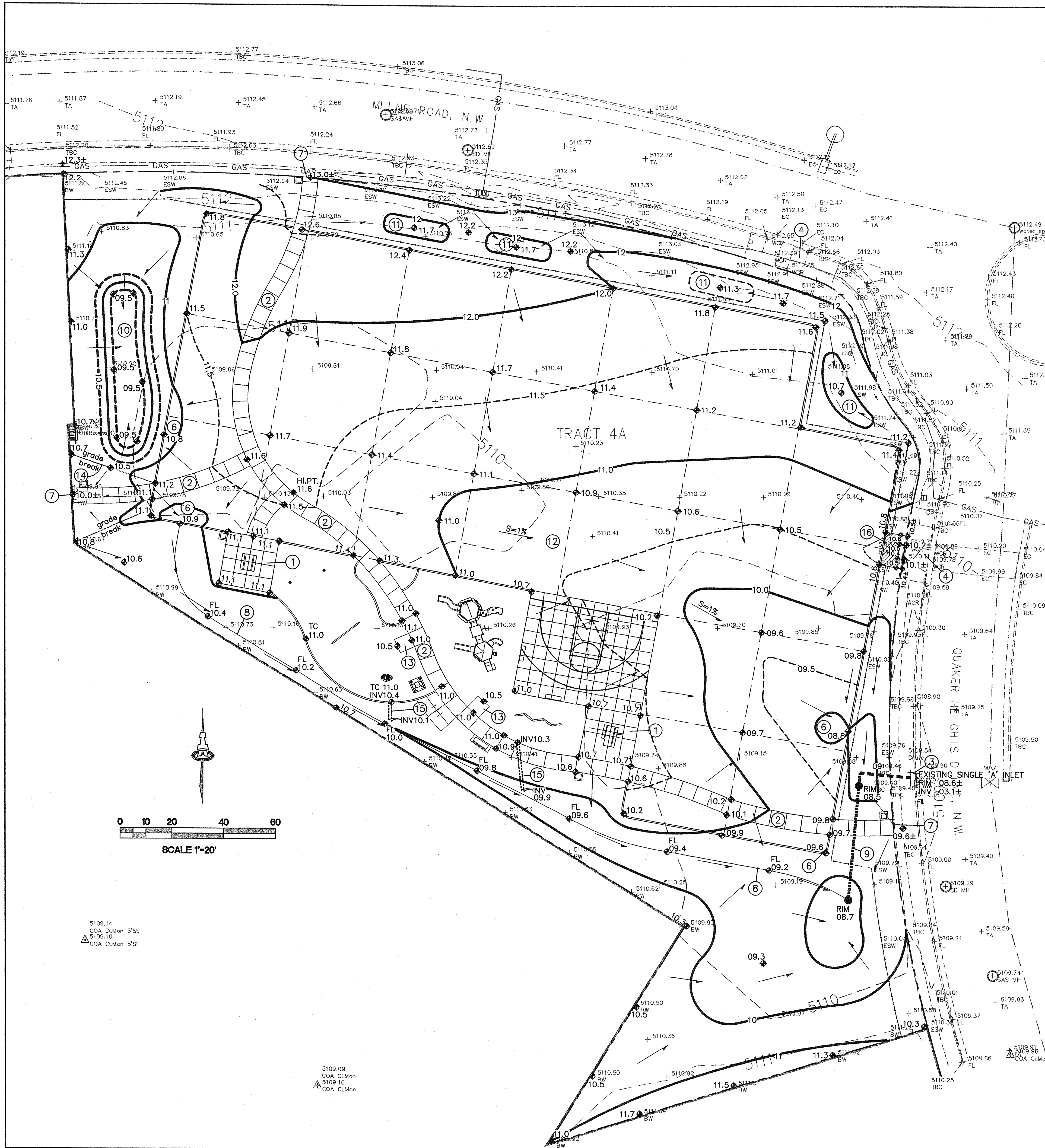
RANCHO ENCANTADO PARK

FINAL FOR CONSTRUCTION



1. R.O.W.
2. LIMITS OF WORK
3. EXISTING CURB AND GUTTER AND STREET TO REMAIN
4. EXISTING UTILITIES TO REMAIN
5. EXISTING SIDEWALK TO REMAIN
6. EXISTING STREET LIGHT TO REMAIN
7. EXISTING TREE TO BE REMOVED
8. EXISTING NEIGHBORHOOD GATE TO REMAIN
9. EXISTING TRAFFIC SIGN TO REMAIN, PRIVATE PROPERTY
10. EXISTING WIRE FENCE TO BE REMOVED AND MATERIALS
HAULED TO COA DETERMINED LOCATION
11. EXISTING ACCESSIBLE RAMP TO REMAIN
12. EXISTING HEADER CURB AT ACCESSIBLE RAMP TO BE
REMOVED
13. EXISTING WALL TO REMAIN, PRIVATE PROPERTY

FINAL FOR CONSTRUCTION **X**



GENERAL NOTES

- A. COORDINATE WORK WITH ARCHITECTURAL SITE PLAN, LAYOUT PLAN AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFF-SITE.
- C. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESS.
- D. UNIFORMLY GRADE AREAS BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- F. THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- G. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- H. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- I. ALL COBBLES / FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOCK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING ROCK EROSION PROTECTION.
- J. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER RAINFALL TO IDENTIFY ANY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PARK PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP F-11. THE SITE IS BOUND TO THE NORTH BY MILNE ROAD N.W., TO THE EAST BY QUAKER HEIGHTS DR. N.W., AND TO THE SOUTH AND WEST BY DEVELOPED RESIDENTIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE GRASS, PLAYGROUND, SHADE STRUCTURES, AND ASSOCIATED WALKS AND LANDSCAPING COMMON TO PARKS.

LEGAL: LOT 4A / PARK, RANCHO ENCANTADO DEL SUR SUBDIVISION, ALBUQUERQUE, NEW MEXICO

BENCHMARK: COA STATION 8-G11, AN ALUMINUM DISC LOCATED WITHIN THE INTERSECTION OF ST. JOSEPHS DRIVE AND COORS BLVD. NW. RECORD ELEVATION = 5116.009 FEET (NAVD 1988). NOTE: TOPOGRAPHIC SURVEY REFERENCES ELEVATION 5115.73 AT BENCHMARK 8-G11.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #114, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR:

S.O.19 : NOTICE TO CONTRACTORS

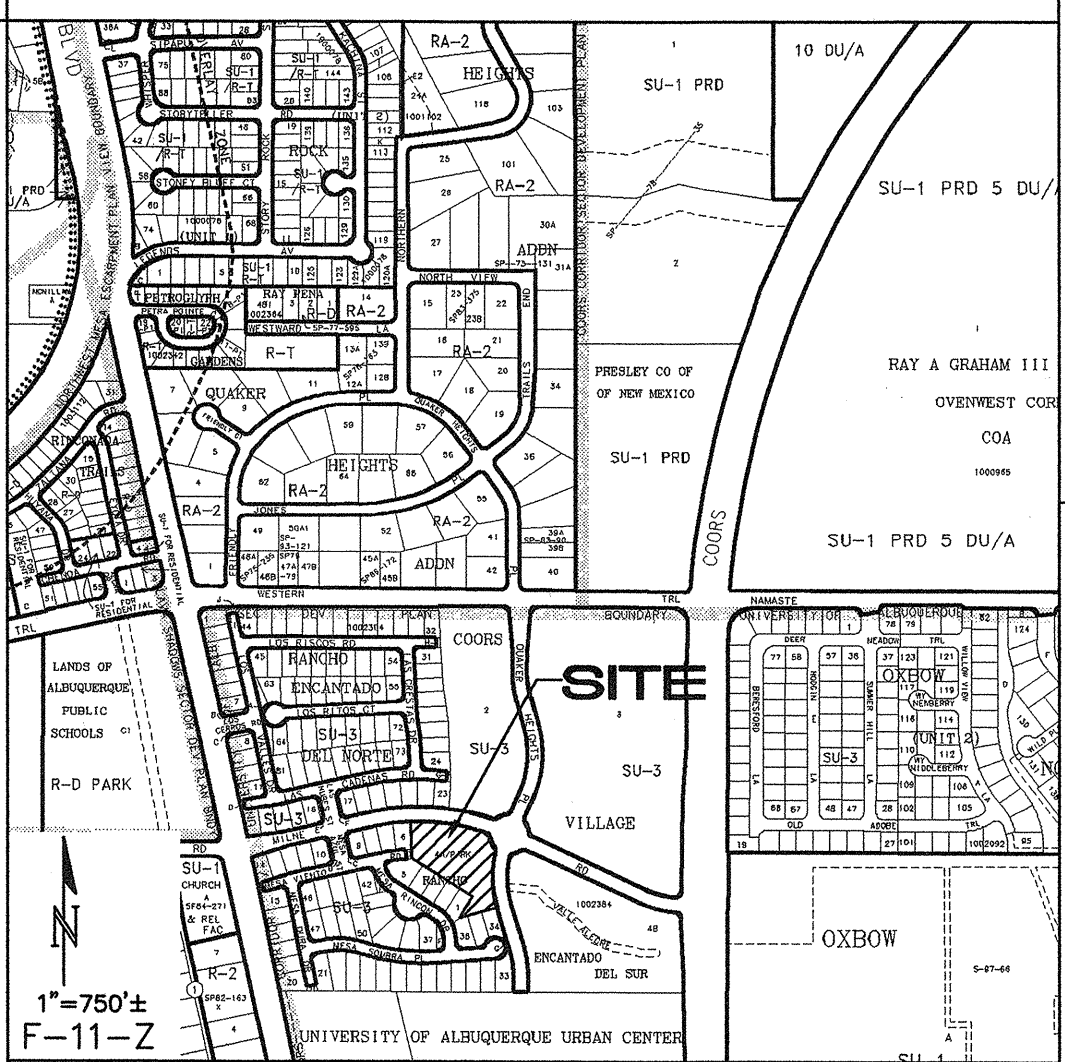
1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

- EXISTING CONTOUR
- - - PROPOSED 0.5' CONTOUR
- - - PROPOSED 1' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FL FLOWLINE
- INV INVERT ELEVATION

VICINITY MAP



KEYED NOTES

1. CONSTRUCT COVERED PICNIC AREA AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
2. CONSTRUCT PARK ACCESS WALKS WITH 2% CROSS SLOPE AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAIL.
3. EXISTING STORM DRAIN INLET.
4. EXISTING HANDICAP RAMP TO REMAIN.
5. NOT USED
6. PROVIDE CURB CUT FOR FLOW TO PASS AT EACH CURB LOWPOINT. SEE ARCHITECTURAL FOR DETAIL.
7. PROVIDE SMOOTH TRANSITION TO EXISTING CONCRETE WALK THIS AREA. FIELD ADJUST GRADE AS NECESSARY.
8. CONSTRUCT COBBLE LINED SWALE AT 0.5% SLOPE. THE SWALE CONTROL GRADE (FLOWLINE GRADE SHOWN MINUS COBBLE THICKNESS) IS TO BE SHOT IN BY THE SURVEYOR. SEE HORIZONTAL CONTROL PLAN FOR ADDITIONAL INFORMATION.
9. INSTALL STORM DRAIN SYSTEM THIS AREA. SEE CO-102 FOR SIZES / SLOPES / INLET INFORMATION. NOTE: S.O.19 PERMIT REQUIRED FOR CONSTRUCTION WITHIN THE R.O.W. - CONTRACTOR TO COORDINATE.
10. CONSTRUCT LANDSCAPED WATER HARVESTING / RETENTION POND WITH 6:1 SIDE SLOPES AT ELEVATIONS SHOWN. TOP OF POND TO BE 10' FROM FACE OF EXISTING WALL. NOTE: POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIDE SLOPE, ETC.) SHALL BE STRICTLY ADHERED TO. SEE CIVIL DETAIL SHEET FOR ADDITIONAL INFORMATION.
11. CONSTRUCT SHALLOW WATER HARVESTING AREA AT ELEVATIONS SHOWN.
12. PROVIDE SWALE WITHIN GRASS THIS AREA TO DIRECT FLOW AROUND PLAYGROUND.
13. CONSTRUCT TRANSITION RAMP AT ELEVATIONS SHOWN FOR ADA ACCESS TO PLAYGROUND. SEE ARCHITECTURAL.
14. GRADE BREAK THIS AREA TO TRANSITION BACK TO EXISTING GRADE AT PEDESTRIAN WALK.
15. INSTALL TWO 4" DIA. PIPES AT INVERT ELEVATIONS SHOWN TO DRAIN PLAYGROUND AREA TO SWALE.
16. CONSTRUCT MOWER ACCESS BETWEEN EXISTING ACCESS RAMP AND GRASS AREA AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR RAMP CURB REMOVAL AND ADDITIONAL INFORMATION.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1986 C.E. 1981 L.A. Apr. 28, 2010

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7801 Jefferson NE, Suite 100 505 761-9700
Albuquerque, NM 87119 fax 761-4222

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: RANCHO ENCANTADO PARK
GRADING AND DRAINAGE PLAN

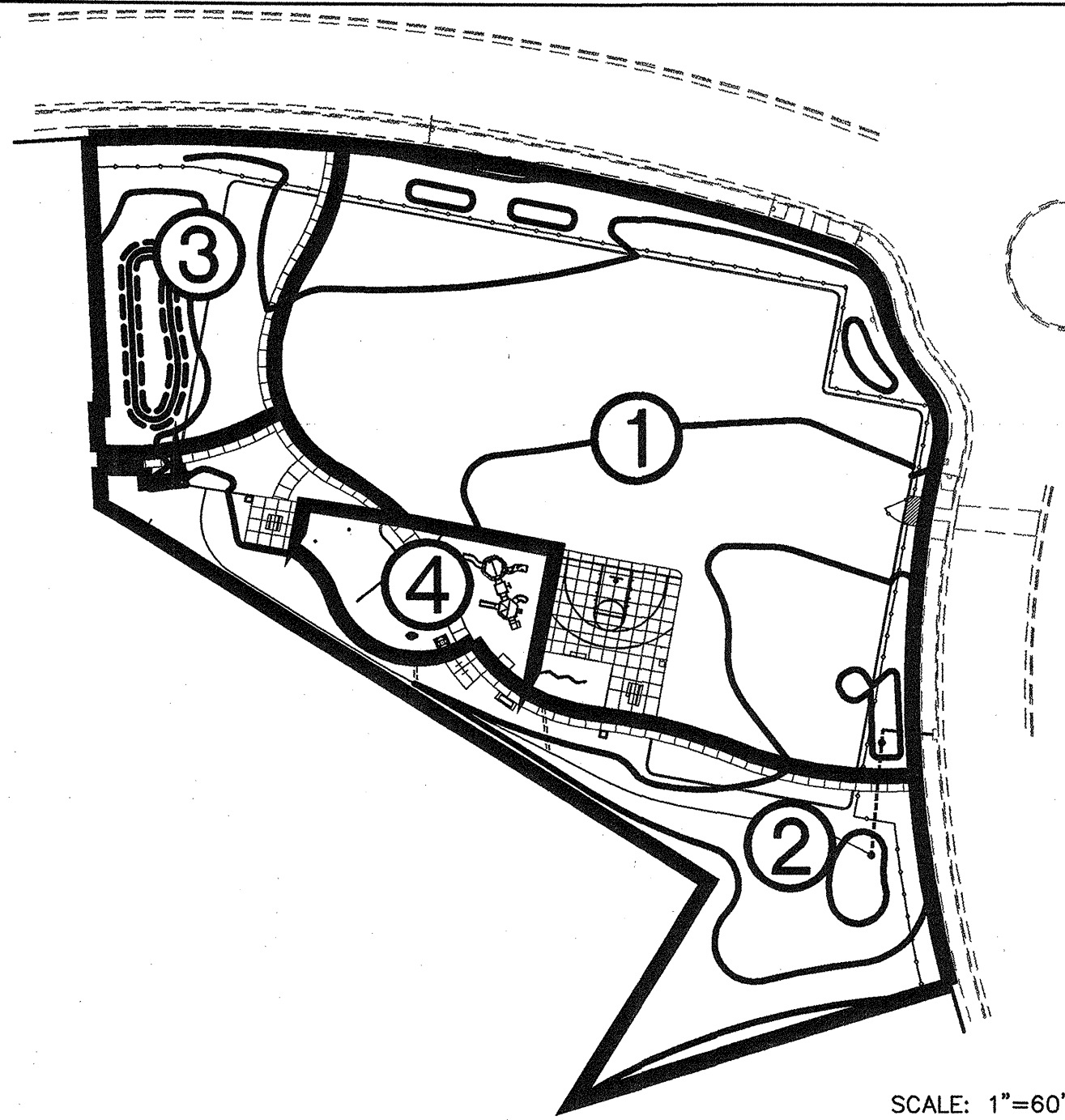
Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.
City Project No.	501005	Zone Map No.	F-11-Z
		Sheet	4 of 12

AS BUILT INFORMATION	
CONTRACTOR	
WORK ORDER NO.	
DATE	
BENCHMARK	
LOCATED WITHIN THE INTERSECTION OF ST. JOSEPHS DRIVE AND COORS BLVD. NW. RECORD ELEVATION = 5116.009 FEET (NAVD 1988). NOTE: TOPOGRAPHIC SURVEY REFERENCES ELEVATION 5115.73 AT BENCHMARK 8-G11.	

SURVEY INFORMATION	
FIELD NOTES	
DATE	
BY	
NO.	

FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
04-09-10

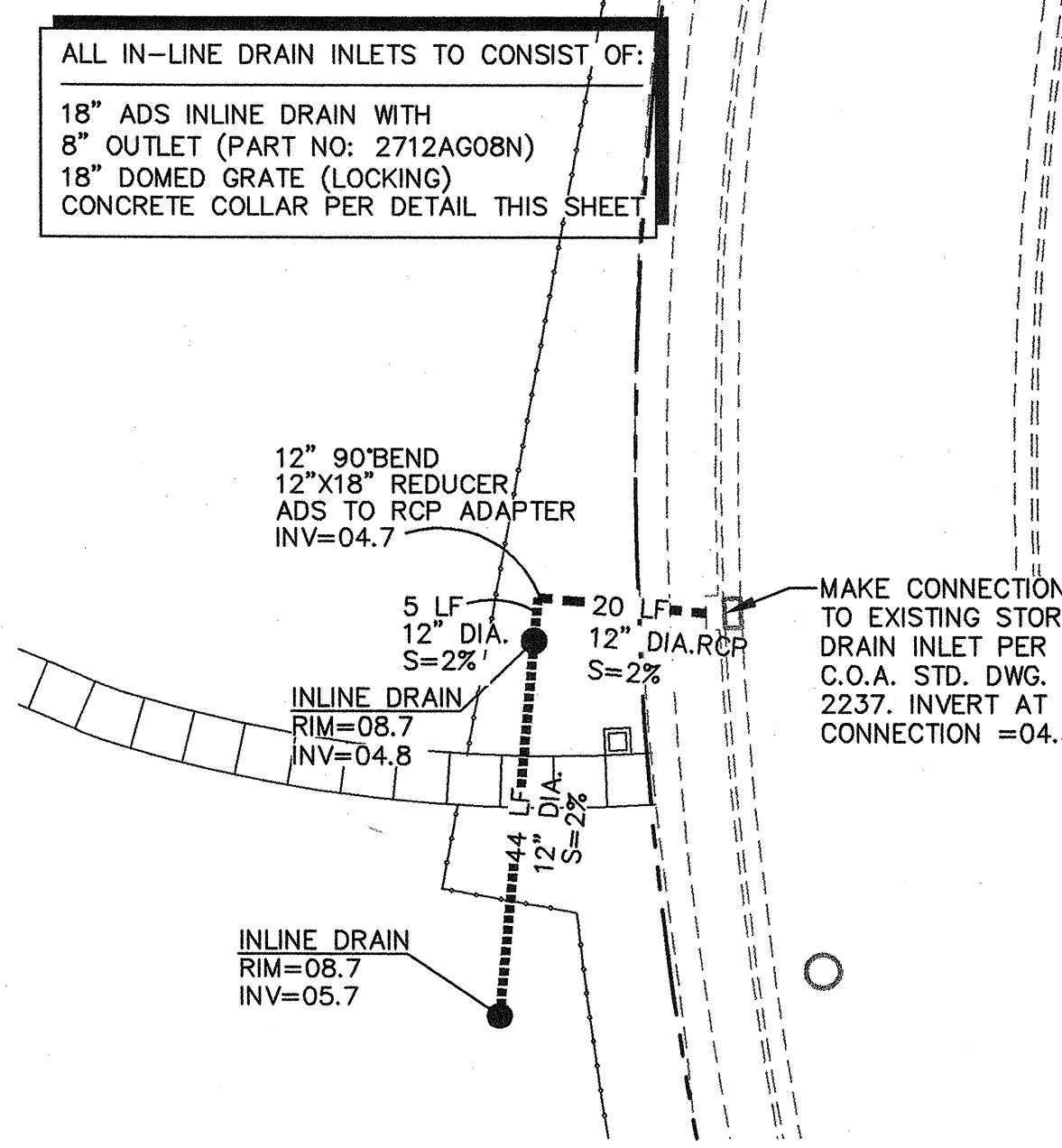
REVISIONS	
NO.	DATE
1	4/9/2010
2	4/9/2010
3	4/9/2010
DESIGNED BY	BUB
DRAWN BY	BUB
CHECKED BY	FOA



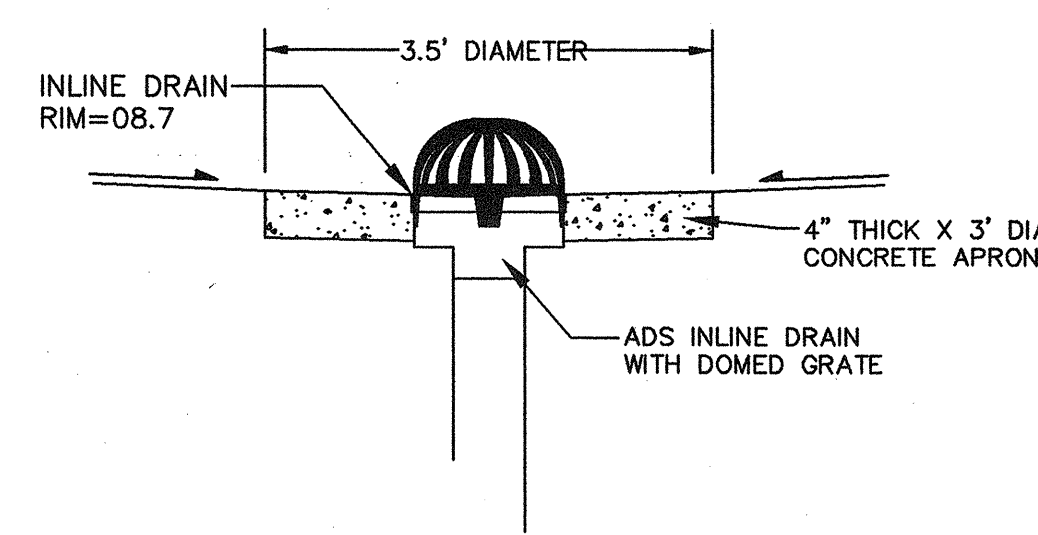
SUB-BASINS

BASIN NO.	1	DESCRIPTION	DRAINS TO NORTHEAST INLET
Area of basin flows =	43202 SF		1.0 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E = 0.85 in.		A = 0%	
Sub-basin Volume of Runoff (see formula above)		B = 75%	
V ₃₆₀ = 3053 CF		C = 15%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 10%	
Q _p = 2.4 cfs			
BASIN NO.	2	DESCRIPTION	DRAINS TO SOUTHEAST INLET
Area of basin flows =	19505 SF		0.4 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E = 0.99 in.		A = 0%	
Sub-basin Volume of Runoff (see formula above)		B = 30%	
V ₃₆₀ = 1612 CF		C = 60%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 10%	
Q _p = 1.2 cfs			
BASIN NO.	3	DESCRIPTION	WATER HARVESTING AREA
Area of basin flows =	9415 SF		0.2 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E = 0.93 in.		A = 0%	
Sub-basin Volume of Runoff (see formula above)		B = 50%	
V ₃₆₀ = 728 CF		C = 40%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 10%	
Q _p = 0.6 cfs			
BASIN NO.	4	DESCRIPTION	NON DRAINING PLAY YARD
Area of basin flows =	4450 SF		0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E = 0.90 in.		A = 0%	
Sub-basin Volume of Runoff (see formula above)		B = 90%	
V ₃₆₀ = 297 CF		C = 0%	
Sub-basin Peak Discharge Rate: (see formula above)		D = 10%	
Q _p = 0.2 cfs			

- ALL STORM DRAIN PRODUCT TO BE FURNISHED BY CONTRACTOR.
- INSTALL ALL STORM DRAIN PIPE, FITTINGS AND DRAIN BASIN PER MANUFACTURER'S REQUIREMENTS.
- ALL NEW STORM DRAIN LINE IS TO BE INSTALLED AT RIM AND INVERT ELEVATIONS SHOWN.
- 12" DIA. STORM DRAIN TO BE A.D.S. N-12WT (WATERTIGHT) PIPE OR APPROVED EQUAL.
- 18" DIA. STORM DRAIN TO BE RCP PER C.O.A. STANDARD DWG.



STORM DRAIN SYSTEM



INLINE DRAIN CONCRETE COLLAR

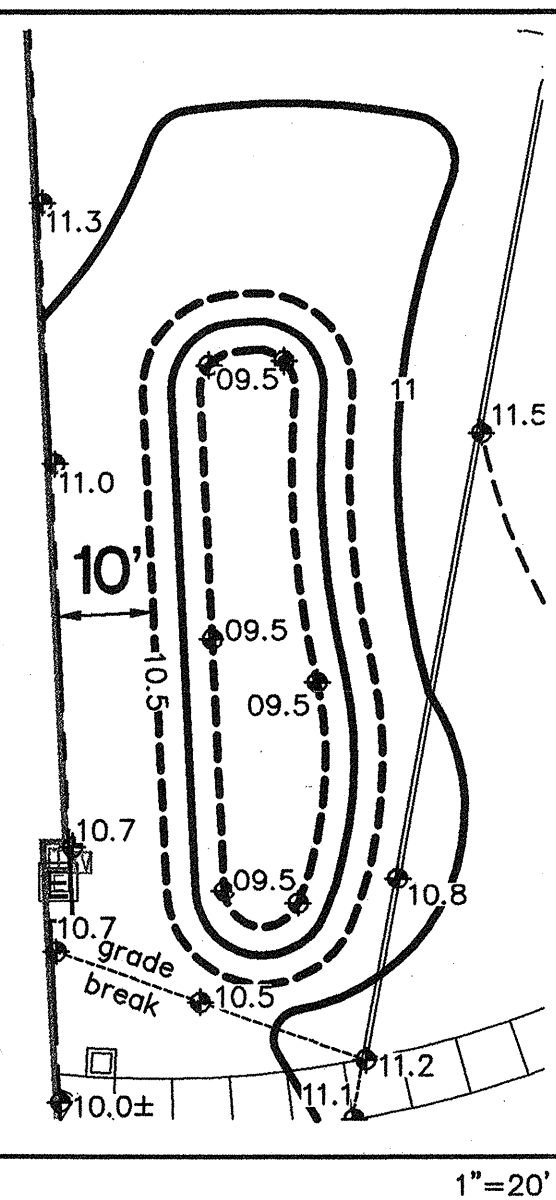
CALCULATIONS: Rancho Encantada Park : 2-24-10					
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993					
ON-SITE					
AREA OF SITE:	76840 SF				1.8
100-year, 6-hour					
HISTORIC FLOWS:					
Treatment SF	%	Treatment SF	%	EXCESS PRECIP:	
Area A = 0	0%	Area A = 0	0%	E _A = 0.44	
Area B = 23052	30%	Area B = 46104	60%	E _B = 0.67	
Area C = 53788	70%	Area C = 23052	30%	E _C = 0.99	
Area D = 0	0%	Area D = 7684	10%	E _D = 1.97	
Total Area = 76840	100%	Total Area = 76840	100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)					
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$					
Historic E	0.89 in.	Developed E	0.90 in.		
On-Site Volume of Runoff: V ₃₆₀ = $E \cdot A / 12$					
Historic V ₃₆₀	5725 CF	Developed V ₃₆₀	5737 CF		
On-Site Peak Discharge Rate: Q _p = $Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$					
For Precipitation Zone 1					
Q _{pA}	1.29	Q _{pC}	2.87		
Q _{pB}	2.03	Q _{pD}	4.37		
Historic Q _p	4.6 CFS	Developed Q _p	4.4 CFS		

CALCULATIONS

POND BOTTOM ELEVATION = 09.5
POND BOTTOM AREA = 575 SF
POND TOP ELEVATION = 10.5
POND TOP AREA = 1485 SF
POND SIDE SLOPES = 6:1
TOTAL VOLUME = 1030 CF

FINAL GRADES SHOWN REPRESENT TOP OF LANDSCAPE MATERIAL. CONTRACTOR SHALL GRADE POND BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESS.

TIME TO DRAIN:
THE SOIL IN THE AREA IS CLASSIFIED AS MWA, A FINE SANDY LOAM / SANDY CLAY LOAM. ITS PERMEABILITY IS RATED AT 0.6" TO 2" PER HOUR. THEREFORE, THIS POND THAT IS 12" DEEP WILL TAKE BETWEEN 6 AND 20 HOURS TO DRAIN.



LANDSCAPED WATER HARVESTING POND

THE RANCHO ENCANTADO PARK PROPERTY, IN ITS UNDEVELOPED STATE, GENERATES APPROXIMATELY 4.6 CFS. THE ADDITION OF 7,700 SF OF IMPERMEABLE SURFACE IS OFFSET BY THE ADDITION OF THE GRASS PLAY AREA RESULTING IN A SLIGHT REDUCTION TO THE 100-YEAR, 6-HOUR TOTAL DISCHARGE.

IN ADDITION, THE USE OF A LANDSCAPED WATER HARVESTING AREA ON THE NORTH AND WEST SIDES OF THE PARK WILL HELP TO REDUCE OVERALL DISCHARGE TO THE SURROUNDING STREETS TO APPROX. 3.6 CFS.

THE MAJORITY OF PARK STORM WATER (BASINS 1 AND 2) WILL BE DIRECTED TO THE SOUTHEAST CORNER OF THE SITE TO PROPOSED STORM DRAIN INLETS. THIS FLOW WILL BE PASSED TO THE EXISTING PUBLIC STORM DRAIN INLET LOCATED ON QUAKER HEIGHTS DR. N.W. FLOW WILL AND WILL THEN FOLLOW HISTORIC FLOWPATHS.

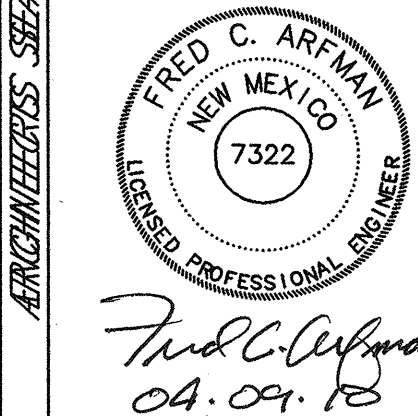
A SMALL LANDSCAPED, WATER HARVESTING AREA ON THE NORTHWEST SIDE OF THE PARK HAS BEEN PROVIDED (BASIN 3).

THE PROPOSED PLAY YARDS HAVE NO OUTFALL (BASIN 4)

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1766 CG-101.dwg Apr. 08, 2010


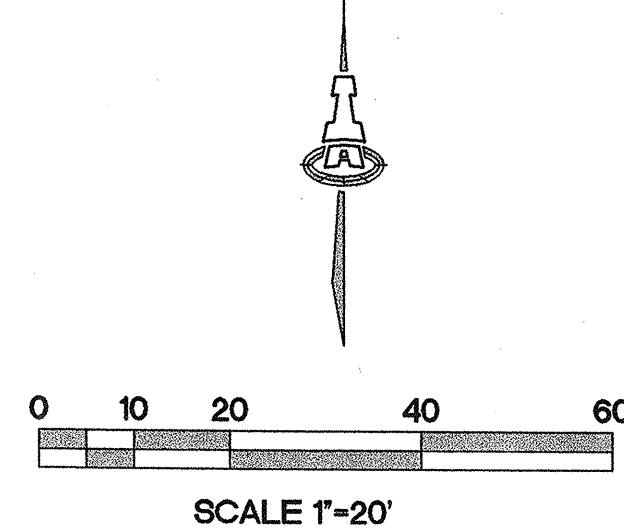
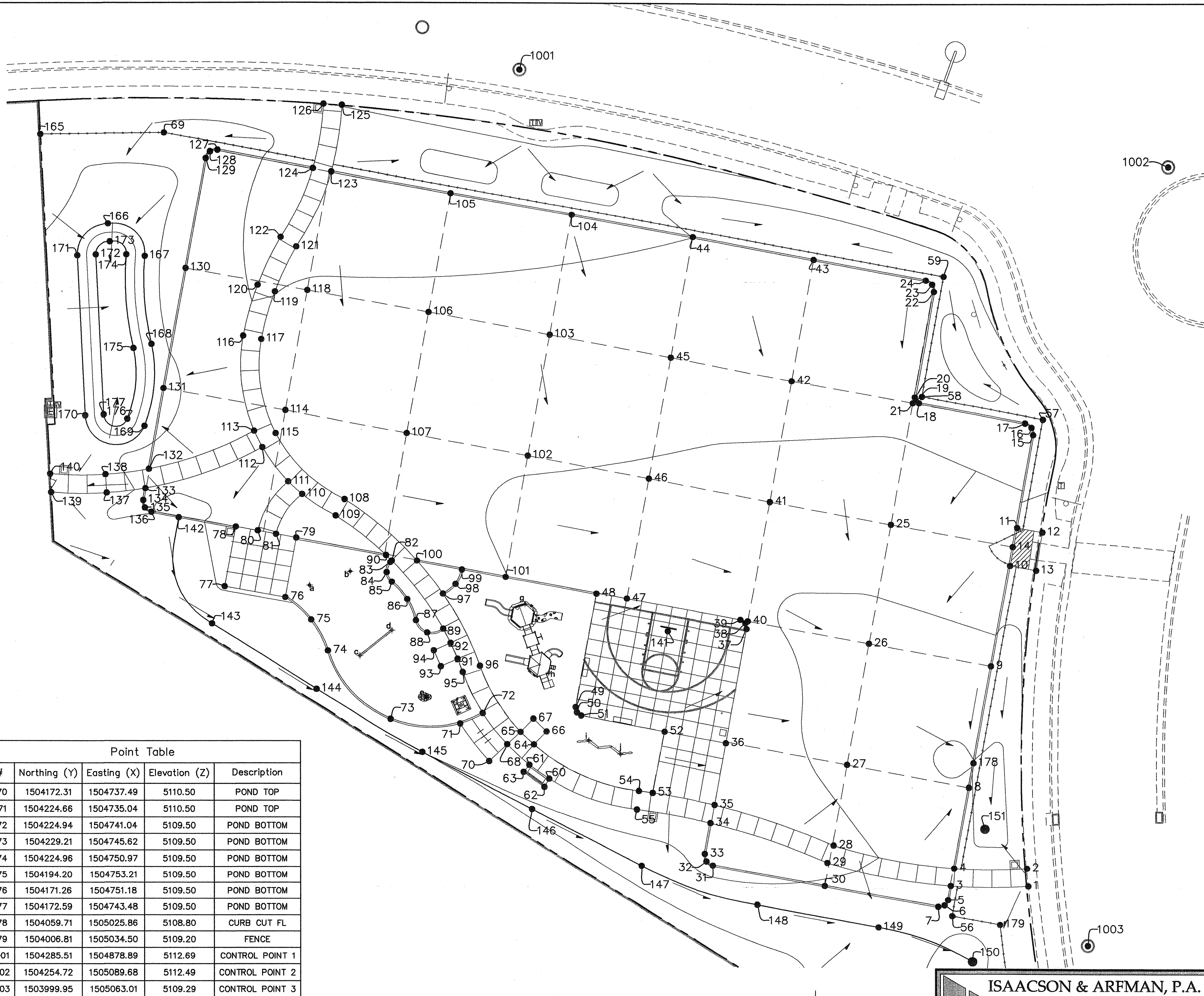
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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION	
TITLE: RANCHO ENCANTADO PARK GRADING AND DRAINAGE DETAILS	
Design Review Committee	City Engineer Approval
City Project No. 501005	Zone Map No. F-11-Z
Sheet 5 of 12	



Point Table				
#	Northing (Y)	Easting (X)	Elevation (Z)	Description
79	1504132.58	1504806.00	5111.10	TOP OF CURB
80	1504134.88	1504793.50	5111.10	TOP OF SIDEWALK
81	1504133.79	1504799.41	5111.10	TOP OF SIDEWALK
82	1504125.14	1504836.95	5111.35	TOP OF CURB
83	1504124.65	1504836.49	5111.35	TOP OF CURB
84	1504121.28	1504835.30	5111.30	TOP OF CURB
85	1504118.11	1504836.94	5111.30	TOP OF CURB
86	1504112.34	1504841.96	5111.20	TOP OF CURB
87	1504105.23	1504844.75	5111.15	TOP OF CURB
88	1504101.24	1504848.39	5111.15	TOP OF CURB
89	1504102.52	1504853.64	5111.10	TOP OF CURB
90	1504126.98	1504835.10	5111.40	TOP OF CURB
91	1504092.64	1504858.32	5111.00	TOP OF SIDEWALK
92	1504097.81	1504856.03	5111.00	TOP OF SIDEWALK
93	1504090.22	1504852.83	5110.50	TOP OF CONCRETE
94	1504095.39	1504850.54	5110.50	TOP OF CONCRETE
95	1504088.42	1504859.94	5111.00	TOP OF SIDEWALK
96	1504090.44	1504865.58	5111.10	TOP OF SIDEWALK
97	1504114.23	1504853.56	5111.15	TOP OF CURB
98	1504117.42	1504857.69	5111.15	TOP OF CURB
99	1504122.20	1504859.78	5111.15	TOP OF CURB
100	1504125.14	1504845.14	5111.30	TOP OF CURB
101	1504119.85	1504873.98	5111.00	TOP OF CURB
102	1504159.44	1504881.24	5111.10	LANDSCAPE GRID
103	1504198.78	1504888.46	5111.70	LANDSCAPE GRID
104	1504238.38	1504895.73	5112.20	TOP OF CURB
105	1504245.58	1504856.39	5112.40	TOP OF CURB
106	1504206.00	1504849.12	5111.80	LANDSCAPE GRID
107	1504166.66	1504841.90	5111.40	LANDSCAPE GRID
108	1504145.12	1504821.67	5111.50	TOP OF SIDEWALK
109	1504139.85	1504818.78	5111.40	TOP OF SIDEWALK
110	1504146.71	1504807.93	5111.50	TOP OF SIDEWALK
111	1504150.80	1504803.44	5111.60	TOP OF SIDEWALK
112	1504161.97	1504795.02	5111.60	TOP OF SIDEWALK
113	1504167.35	1504792.35	5111.60	TOP OF SIDEWALK
114	1504173.88	1504802.56	5111.70	LANDSCAPE GRID
115	1504166.53	1504799.37	5111.70	TOP OF SIDEWALK
116	1504198.21	1504788.86	5111.90	TOP OF SIDEWALK
117	1504197.10	1504794.76	5111.80	TOP OF SIDEWALK
118	1504213.23	1504809.78	5111.90	LANDSCAPE GRID
119	1504212.76	1504799.23	5112.00	TOP OF SIDEWALK
120	1504214.93	1504793.63	5112.10	TOP OF SIDEWALK
121	1504227.46	1504806.25	5112.20	TOP OF SIDEWALK
122	1504230.60	1504801.14	5112.30	TOP OF SIDEWALK
123	1504252.69	1504817.65	5112.50	TOP OF CURB
124	1504253.74	1504811.71	5112.60	TOP OF CURB
125	1504274.02	1504821.18	MATCH	TOP OF SIDEWALK
126	1504274.32	1504815.19	MATCH	TOP OF SIDEWALK
127	1504259.50	1504780.71	5111.80	TOP OF CURB
128	1504258.98	1504778.27	5111.80	TOP OF CURB
129	1504256.89	1504776.92	5111.80	TOP OF CURB
130	1504220.49	1504770.22	5111.50	TOP OF CURB
131	1504181.15	1504762.98	5110.90	TOP OF CURB
132	1504154.94	1504758.15	5111.20	TOP OF CURB
133	1504148.63	1504756.99	5111.10	TOP OF CURB
134	1504144.78	1504756.28	5111.10	TOP OF CURB
135	1504142.33	1504756.82	5111.10	TOP OF CURB
136	1504140.99	1504758.93	5111.10	TOP OF CONCRETE
137	1504147.15	1504744.42	5110.70	TOP OF CONCRETE
138	1504153.14	1504744.03	5110.80	TOP OF SIDEWALK
139	1504147.34	1504726.35	MATCH	TOP OF SIDEWALK
140	1504153.39	1504726.05	MATCH	TOP OF SIDEWALK
141	1504102.08	1504926.61	5110.50	GOAL POST
142	1504139.21	1504767.83	5110.90	SWALE FL
143	1504104.04	1504778.56	5110.40	SWALE FL
144	1504082.84	1504812.48	5110.20	SWALE FL
145	1504082.29	1504846.78	5110.00	SWALE FL
146	1504044.07	1504882.39	5109.80	SWALE FL
147	1504025.87	1504918.01	5109.60	SWALE FL
148	1504013.09	1504955.68	5109.40	SWALE FL
149	1504005.87	1504995.03	5109.20	SWALE FL
150	1503994.60	1505025.53	5108.70	STORM DRAIN INLET RIM
151	1504038.43	1505029.59	5108.50	STORM DRAIN INLET RIM
155	1504264.53	1504723.17	5112.00	FENCE
166	1504235.18	1504745.04	5110.50	POND TOP
167	1504224.43	1504756.95	5110.50	POND TOP
168	1504195.53	1504759.06	5110.50	POND TOP
169	1504168.98	1504756.73	5110.50	POND TOP

Point Table				
#	Northing (Y)	Easting (X)	Elevation (Z)	Description
170	1504172.31	1504737.49	5110.50	POND TOP
171	1504224.66	1504735.04	5110.50	POND TOP
172	1504224.94	1504741.04	5109.50	POND BOTTOM
173	1504229.21	1504745.62	5109.50	POND BOTTOM
174	1504224.96	1504750.97	5109.50	POND BOTTOM
175	1504194.20	1504753.21	5109.50	POND BOTTOM
176	1504171.26	1504751.18	5109.50	POND BOTTOM
177	1504172.59	1504743.48	5109.50	POND BOTTOM
178	1504059.71	1505025.86	5108.80	CURB CUT FL
179	1504008.81	1505034.50	5109.20	FENCE
1001	1504285.51	1504878.89	5112.69	CONTROL POINT 1
1002	1504254.72	1505089.68	5112.49	CONTROL POINT 2
1003	1503999.95	1505063.01	5109.29	CONTROL POINT 3



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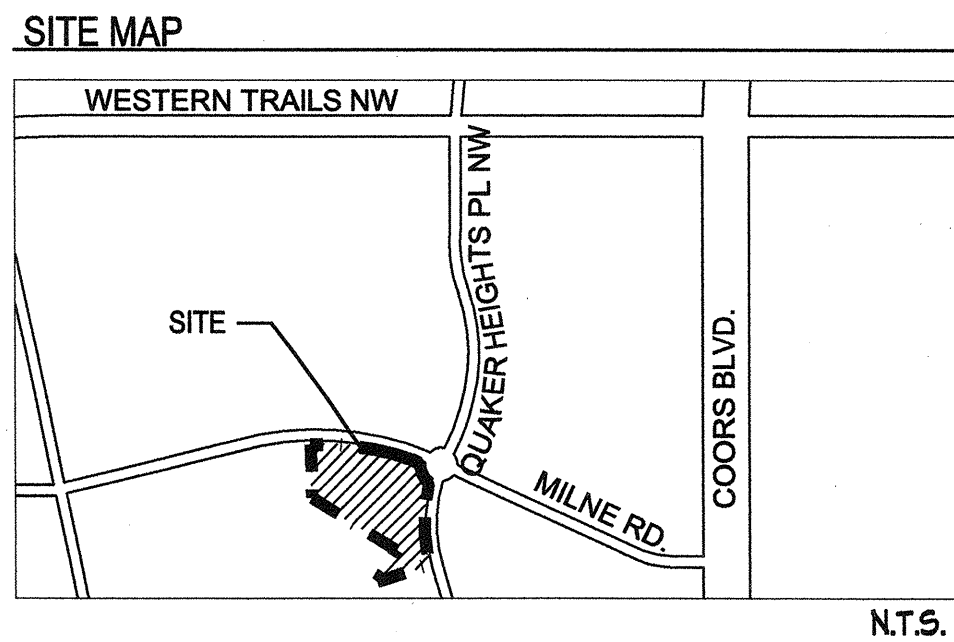
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION

TITLE: RANCHO ENCANTADO F
HORIZONTAL CONTR

Design Review Committee	City Engineer Approval	Last Design Update

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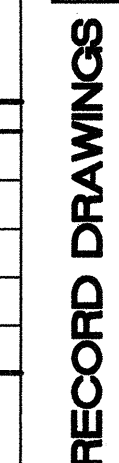




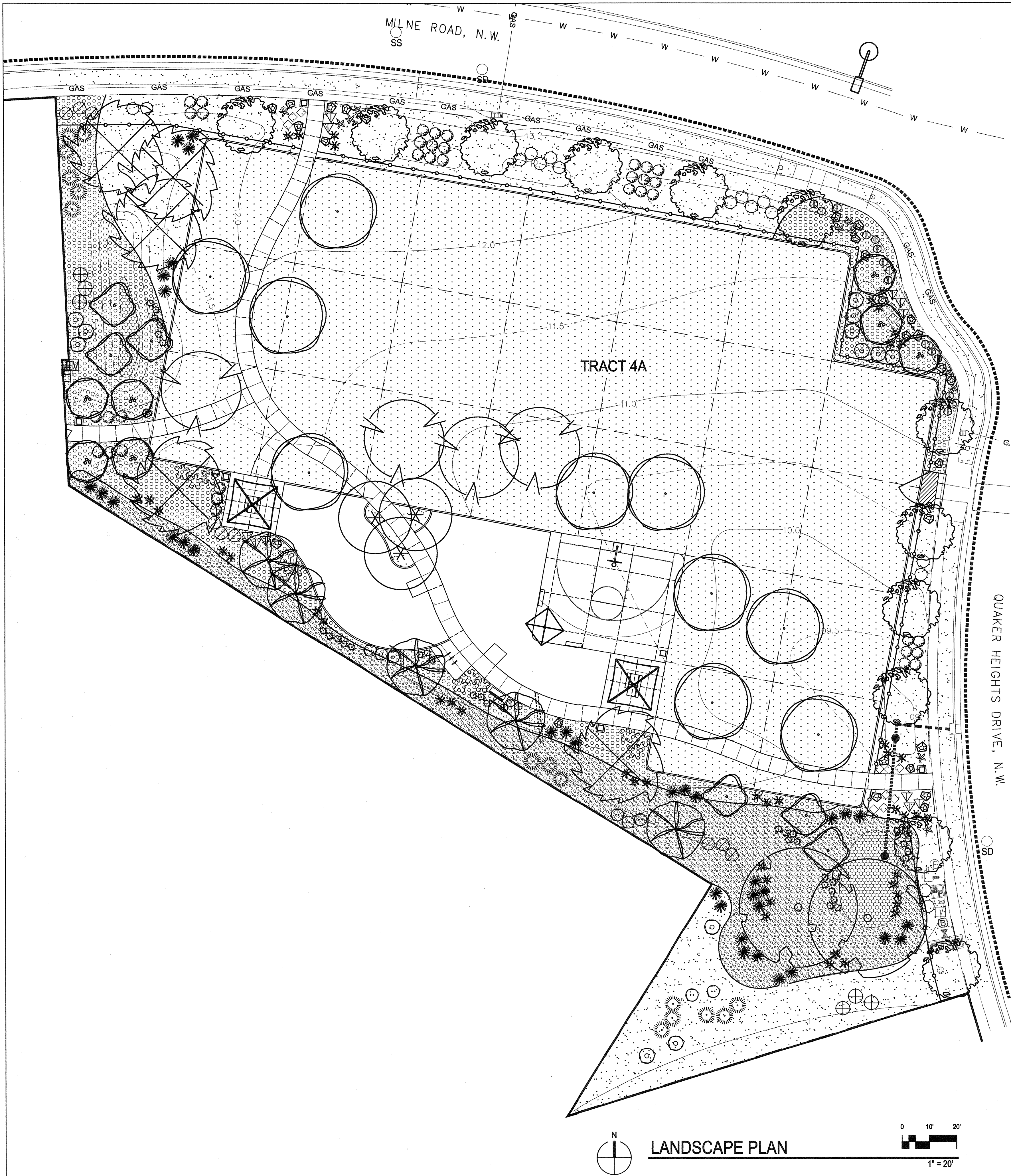
FINAL FOR CONSTRUCTION

RANCHO ENCANTADO PARK

4/9/2010
PROJECT #501005
APRIL 9 2010



	Dekker/Perich/Sabatini					DATE				DESIGNED BY
	architect • interiors • landscape • planning • engineering 7801 Jefferson NE, Suite 100 Albuquerque, NM 87109 505 763-8700 fax 761-4222						NO.			
<p align="center">CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION</p>										
<p>TITLE: RANCHO ENCANTADO PARK</p> <h1 align="center">CONSTRUCTION DETAILS</h1>										
Design Review Committee		City Engineer Approval		Last Design Update	No. / Day / Yr.		No. / Day / Yr.			
City Project No.		501005		Zone Map No. F-11-Z		Sheet 8		of 12		



PLANTING LEGEND

Trees: SEE COA STD. DETAIL #2714					
SYMBOL	APPROX. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Mature Height Width Water requirements
	2	2"-Cal	VALLEY COTTONWOOD	Populus fremontii	50.00 60.00 Medium Water Use
	10	2"-Cal	MODESTO ASH	Fraxinus velutina 'Modesto'	40.00 40.00 Medium Water Use
	4	2"-Cal	CHINESE PISTACHE	Pistacia chinensis	35.00 30.00 Medium Water Use
	5	36" Box	ESCARPMENT LIVE OAK	Quercus fusiformis	25.00 30.00 Low Water Use
	3	2"-Cal	BOSQUE ELM	Ulmus parvifolia 'Bosque'	40.00 40.00 Medium Water Use
	5	8" Ht. B&B	DEODAR CEDAR	Cedrus deodara (female only)	35.00 15.00 Medium Water Use
	7	24" Box Multi-trunk	CHASTE TREE	Vitex agnus-castus	20.00 20.00 Medium Water Use
	6	24" Box Multi-trunk	DESERT WILLOW	Chilopsis linearis	20.00 25.00 Low Water Use
	12	2"-Cal	CLEVELAND SELECT PEAR	Pyrus calleryana 'Cleveland Select'	30.00 30.00 Medium Water Use

Shrubs/Perennials/Grasses/Groundcovers: SEE SEE COA STD. DETAIL #2717

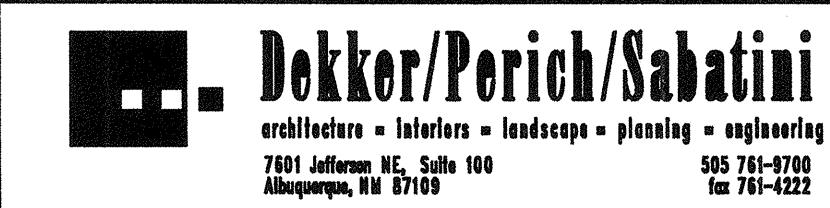
SYMBOL	APPROX. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Mature Height Width Water requirements
	15	5 Gal	FERNBUSH	Chamaebatleria millefolium	7.00 7.00 Medium Water Use
	6	5 Gal	APACHE PLUME	Fallugia paradoxa	6.00 7.00 Low Water Use
	9	5 Gal	BLUE MIST SPIREA	Caryopteris clandonensis 'Dark Knight'	4.00 6.00 Medium Water Use
	8	5 Gal	SAND SAGE	Artemisia filifolia	4.00 4.00 Low Water Use
	12	5 Gal	LITTLE-LEAF MOUNTAIN MAHOGANY	Cercocarpus intricatus	6.00 6.00 Medium Water Use
	37	5 Gal	ARP ROSEMARY	Rosmarinus officinalis 'Arp'	3.00 4.00 Low Water Use
	16	5 Gal	GROW-LOW SUMAC	Rhus aromatica 'Grow-Low'	2.00 6.00 Low Water Use
	11	1 Gal	MAY NIGHT MEADOW SAGE	Salvia nemorosa 'May Night'	1.50 1.50 Low Water Use
	13	1 Gal	DAMIANITA DAISY	Chrysactinia mexicana	2.00 3.00 Low Water Use
	12	5 Gal	ANDORRA JUNIPER	Juniperus horizontalis 'Youngstown Andorra'	1.00 6.00 Low Water Use
	18	5 Gal	CREeping GERMANDER	Teucrium arcanium	0.50 2.00 Medium Water Use
	12	5 Gal	RED HESPERALOE	Hesperaloe parviflora	4.00 4.00 Low Water Use
	44	1 Gal	REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	3.00 3.00 Medium Water Use
	35	1 Gal	BLAZE LITTLE BLUESTEM	Schizachyrium scoparium 'Blaze'	3.00 1.50 Medium Water Use
	35	1 Gal	KARL FOESTER FEATHER GRASS	Calamagrostis x acutifolia 'Karl Foerster'	6.00 4.00 Medium Water Use

Turfgrass	SYMBOL	APPROX. QTY.	TYPE
		36,656 SF	PARK BLEND TURFGRASS SEED FROM STONEGATE TURFGRASS RANCH

Mulch/Boulders	SYMBOL	APPROX. QTY.	TYPE	SYMBOL	APPROX. QTY.	TYPE
		16,312 SF	SANTA FE BROWN CRUSHER FINES MULCH, 4" DEPTH OVER FILTER FABRIC		28	BASALT BOULDERS, 3'X3' MIN.
		8,138 SF	3/8" MINUS SANTA FE BROWN GRAVEL MULCH, 4" DEPTH OVER FILTER FABRIC			
		6,840 SF	1-7/8" SANTA FE BROWN GRAVEL MULCH, 4" DEPTH OVER FILTER FABRIC			
		842 SF	2-1/4" SANTA ANA TAN COBBLE MULCH, 4" DEPTH OVER FILTER FABRIC			
		73 SF	GRAVEL PAVE COVER WITH SANTA FE BROWN CRUSHER FINES MULCH, SEE DETAIL C2/8			

PLANTING NOTES

- A. LANDSCAPE FABRIC: ALL LANDSCAPE AREAS, EXCEPT FOR SEEDED AREAS, SHALL BE COVERED WITH LANDSCAPE WEED BARRIER FABRIC PRIOR TO MULCHING, IN ORDER TO MINIMIZE WEED GROWTH AND HELP MAINTAIN SOIL MOISTURE. OVERLAP EDGES 3" AND TUCK DOWN ENDS 3".
- B. LANDSCAPE AREAS SHALL BE COVERED WITH EITHER SEED OR ROCK MULCH. SEE PLANTING LEGEND, THIS SHEET. PLANT QUANTITIES AND AREA SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR FINAL PRICING.
- C. ADD MULCH RING TO ALL TREES LOCATED IN SEED AREAS, SEE COA STD. DETAIL #2713.
- D. NO STEEL EDGING IS USED ON THIS PROJECT. LINES SHOWN BETWEEN MULCH PATTERNS REPRESENT THE TRANSITION LINE BETWEEN MATERIALS.
- E. DOUBLE THE ORGANIC AMENDMENTS FOR SECTION 1011 TURF GRASS SEEDING, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

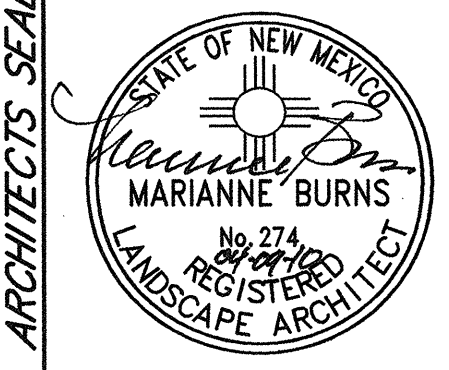


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: RANCHO ENCANTADO PARK
LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.

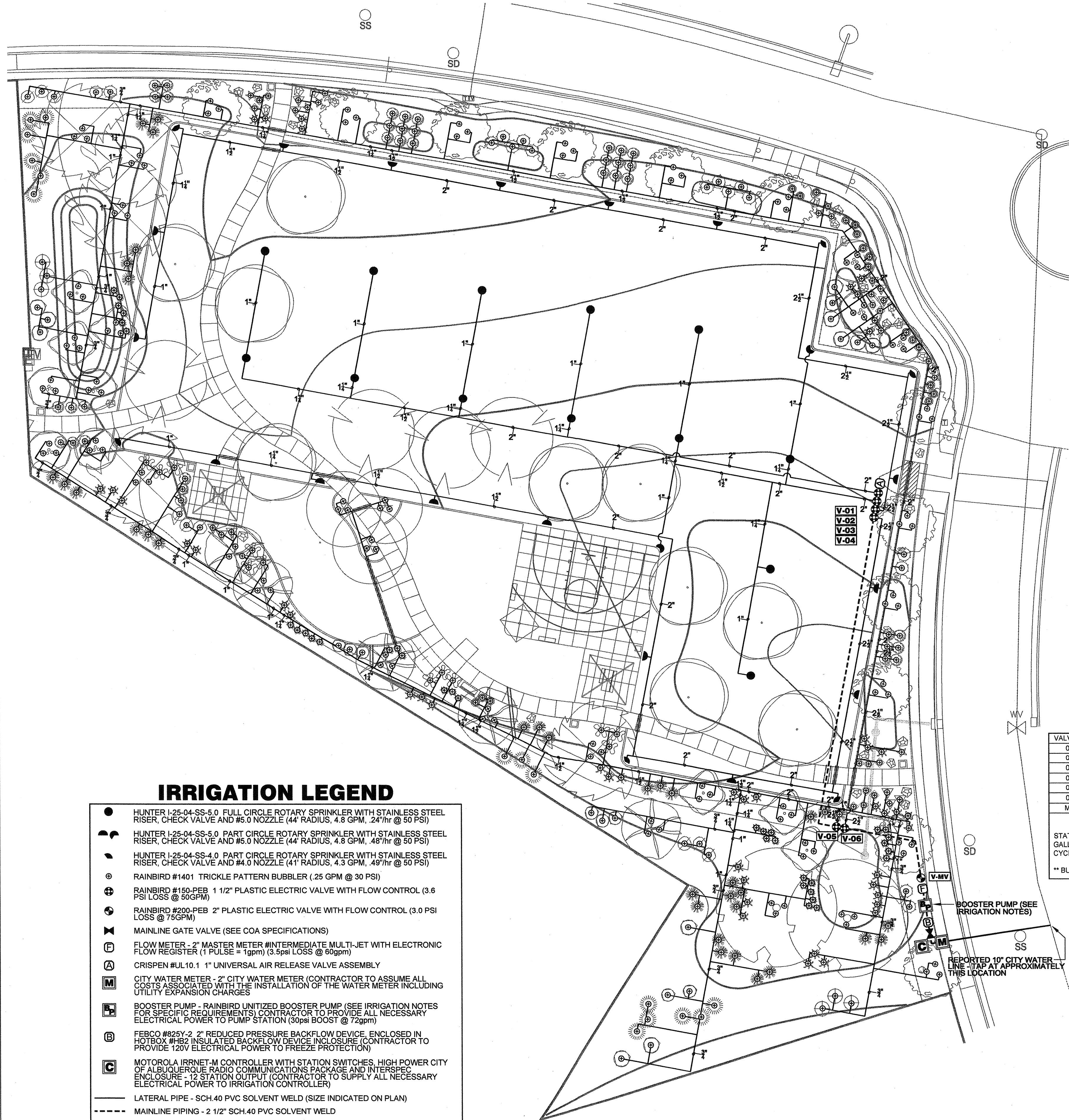
City Project No. 501005
Zone Map No. F-11-Z
Sheet 9 of 12



NO.	DATE	REMARKS	BY

AS BUILT INFORMATION			
CONTRACTOR	WORKS BY	DATE	
BENCHMARK: COA STATION 8+61.1, AN ALUMINUM DISC LOCATED WITHIN THE INTERSECTION OF ST. JOSEPHS DRIVE AND COORS BLVD. NW. RECORD ELEVATION = 5116.009 FEET (NAVD 1988). NOTE: TOPOGRAPHIC SURVEY REFERENCES ELEVATION 5115.73 AT BENCHMARK 8+61.1.	INSPECTOR'S ACCEPTANCE BY	DATE	
	VERIFICATION BY	DATE	
	DRAWN BY	DATE	
	RECORDED BY	DATE	
	NO.		

SURVEY INFORMATION			
FIELD NOTES	DATE	BY	



IRRIGATION LEGEND

- HUNTER I-25-04-SS-5.0 FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #5.0 NOZZLE (44' RADIUS, 4.8 GPM, 24" IPI @ 50 PSI)
- HUNTER I-25-04-SS-5.0 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #5.0 NOZZLE (44' RADIUS, 4.8 GPM, 48" IPI @ 50 PSI)
- HUNTER I-25-04-SS-4.0 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #4.0 NOZZLE (41' RADIUS, 4.3 GPM, 48" IPI @ 50 PSI)
- ⊕ RAINBIRD #1401 TRICKLE PATTERN BUBBLER (.25 GPM @ 30 PSI)
- ⊕ RAINBIRD #150-PEB 1 1/2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL (3.6 PSI LOSS @ 50GPM)
- ⊕ RAINBIRD #200-PEB 2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL (3.0 PSI LOSS @ 75GPM)
- ⊕ MAINLINE GATE VALVE (SEE COA SPECIFICATIONS)
- ⊕ FLOW METER - 2" MASTER METER #INTERMEDIATE MULTI-JET WITH ELECTRONIC FLOW REGISTER (1 PULSE = 1gpm) (3.5psi LOSS @ 60gpm)
- ⊕ CRISPEN #UL10.1 1" UNIVERSAL AIR RELEASE VALVE ASSEMBLY
- ⊕ CITY WATER METER - 2" CITY WATER METER (CONTRACTOR TO ASSUME ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE WATER METER INCLUDING UTILITY EXPANSION CHARGES)
- ⊕ BOOSTER PUMP - RAINBIRD UNITIZED BOOSTER PUMP (SEE IRRIGATION NOTES FOR SPECIFIC REQUIREMENTS) (CONTRACTOR TO PROVIDE ALL NECESSARY ELECTRICAL POWER TO PUMP STATION (30psi BOOST @ 72gpm))
- ⊕ FEBCO #825Y-2 2" REDUCED PRESSURE BACKFLOW DEVICE, ENCLOSED IN HOTBOX #HB2 INSULATED BACKFLOW DEVICE ENCLOSURE (CONTRACTOR TO PROVIDE 120V ELECTRICAL POWER TO FREEZE PROTECTION)
- ⊕ MOTOROLA IRRNET-M CONTROLLER WITH STATION SWITCHES, HIGH POWER CITY OF ALBUQUERQUE RADIO COMMUNICATIONS PACKAGE AND INTERSPEC ELECTRICAL POWER TO IRRIGATION CONTROLLER
- LATERAL PIPE - SCH.40 PVC SOLVENT WELD (SIZE INDICATED ON PLAN)
- - - MAINLINE PIPING - 2 1/2" SCH.40 PVC SOLVENT WELD
- ===== SLEEVE PIPE - CLASS 200 PVC TWO SIZES LARGER THAN PIPE TO BE SLEEVED

IRRIGATION NOTES

WATER PRESSURE:
THE WATER PRESSURE REPORTED BY THE CITY OF ALBUQUERQUE'S WATER UTILITY DEPARTMENT ON FEBRUARY 20th, 2010 IS 81.1psi. THIS WATER PRESSURE IS INSUFFICIENT TO PROVIDE THE SPRINKLER MAIN PIPING RECOMMENDED NOZZLE DISCHARGE PRESSURE. THIS SYSTEM WILL REQUIRE AN IRRIGATION BOOSTER PUMP FOR PROPER SPRINKLER AND BUBBLER PERFORMANCE. PRIOR TO BEGINNING ANY WORK AND BEFORE ORDERING THE PUMP STATION, THE CONTRACTOR SHALL VERIFY THIS REPORTED WATER PRESSURE BY CONDUCTING A FIELD PRESSURE TEST AT THE NEAREST AVAILABLE HYDRANT SERVICED BY THE SAME MAINLINE TO THE PROPOSED WATER METER. THE CONTRACTOR SHALL REPORT HIS FINDINGS IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL HAVE A WRITTEN TEST PROCEDURE AND SHALL BE PROVIDED WITH ADDITIONAL INSTRUCTIONS ONCE TEST IS COMPLETED. DO NOT INSTALL ANY IRRIGATION RELATED COMPONENTS OR ORDER THE PUMP STATION UNTIL PRESSURE TEST HAS BEEN CONDUCTED AND A WRITTEN NOTICE TO PROCEED HAS BEEN ISSUED.

BOOSTER PUMP:
THIS IRRIGATION SYSTEM WILL REQUIRE THE CONTRACTOR TO PROVIDE A RAINBIRD UNITIZED BOOSTER PUMP STATION THAT CONFORMS TO THE FOLLOWING SPECIFICATIONS: THE BOOSTER PUMP SHALL BE A UNITIZED STATION WITH VFD DRIVE MOTOR(S). ELECTRICAL PROTECTION CIRCUITS, FULLY ENCLOSED (INCLUDING DOGLESS) IN A HEATED AND VENTED ENCLOSURE. THE BOOSTER PUMP SHALL START VIA A 24VAC ELECTRICAL SIGNAL FROM THE IRRIGATION CONTROLLER. THE BOOSTER PUMP PERFORMANCE SHALL PROVIDE A 30psi BOOST AT A 72gpm MAXIMUM FLOW. THE INLET WATER PRESSURE IS EXPECTED TO BE 45psi. THE AVAILABLE ELECTRICAL POWER AT THE SITE IS 230V SINGLE PHASE. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE ALL NECESSARY ELECTRICAL POWER TO BOOSTER PUMP STATION.

SPRINKLER STAKING:
THE SPRINKLER LOCATIONS SHALL BE PRECISELY LOCATED BY THE USE OF SURVEY GRADE, RTK GPS EQUIPMENT OR CONVENTIONAL SURVEY METHODS. THE FINAL SPRINKLER LOCATIONS SHALL BE BASED ON AN ACTUAL AS-BUILT SURVEY OF THE HARDSCAPE SURROUNDING THE TURF AREAS AND MAY BE DIFFERENT FROM WHAT IS REPRESENTED ON THE DRAWINGS. THE IRRIGATION CONSULTANT SHALL PROVIDE THE HARDSCAPE AS-BUILT SURVEY AND THE STAKED LOCATIONS OF ALL ROTARY AND SPRAY-TYPE SPRINKLERS. THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN HIS BID.

CERTIFIED LANDSCAPE IRRIGATION AUDIT:
THIS PROJECT WILL REQUIRE A CERTIFIED LANDSCAPE IRRIGATION AUDIT TO DETERMINE THE DISTRIBUTION UNIFORMITY FOR ALL TURFGRASS AREAS. NO PLANT MATERIALS SHALL BE INSTALLED IN TURFGRASS AREAS UNTIL DISTRIBUTION UNIFORMITY RESULTS HAVE BEEN ACCEPTED BY THE GOVERNING AUTHORITY.

AUDIT PREPARATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE SPRINKLER IRRIGATION SYSTEM IS IN FULL WORKING ORDER PRIOR TO AUDIT. THERE SHALL BE NO CLOGGED OR MISSING NOZZLES. NON-ROTATING SPRINKLERS MUST BE REPAIRED OR REPLACED. ALL DEBRIS OR DIRT PILES MUST BE REMOVED OR LEVELED. EACH SPRINKLER MUST BE PROPERLY SET AND LEVELED. THE CONTRACTOR SHALL ALSO SET ALL PRESSURE REGULATION DEVICES OR VALVE FLOW CONTROLS (IF APPLICABLE) TO THE SPRINKLER DISCHARGE PRESSURE INDICATED IN THE LEGEND.

SPECIFICATIONS AND DETAIL DRAWINGS:
THE CONTRACTOR SHALL CONFORM TO THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS AND DETAIL DRAWINGS FOR IRRIGATION CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS AND IRRIGATION DESIGN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION OF CONFLICTING IRRIGATION COMPONENTS UNTIL HE RECEIVES CLARIFICATION IN WRITING FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.

PIPE ROUTING, TREE / SHRUB LOCATIONS AND PROXIMITY TO SPRINKLERS:
THE CONTRACTOR SHALL HAVE A RADIO SIGNAL STRENGTH SURVEY PERFORMED TO VERIFY PROPER RADIO COMMUNICATION FROM THE CONTROLLER LOCATION TO THE CENTRAL CONTROLLER LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE RADIO SIGNAL STRENGTH SURVEY.

SPRINKLER NOZZLES:
THE CONTRACTOR SHALL ADJUST THE THROWING RADIUS OF ALL PERTINENT SPRINKLER NOZZLES SO AS TO MINIMIZE THE OVERSPRAY ONTO HARDSCAPE OR OTHER UNINTENDED AREAS. THE CONTRACTOR SHALL ALSO INCLUDE IN HIS BID OR PRICING, AN ALLOWANCE OF \$600 FOR ANY SPRINKLER NOZZLE CHANGES THAT ARE DETERMINED NECESSARY BY THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT TO CORRECT ISSUES OF OVERSPRAY, UNDERSPRAY OR DISTRIBUTION UNIFORMITY.

IRRIGATION SATELLITE:
THE CONTRACTOR SHALL HAVE A RADIO SIGNAL STRENGTH SURVEY PERFORMED TO VERIFY PROPER RADIO COMMUNICATION FROM THE CONTROLLER LOCATION TO THE CENTRAL CONTROLLER LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE RADIO SIGNAL STRENGTH SURVEY.

IRRIGATION SCHEDULE

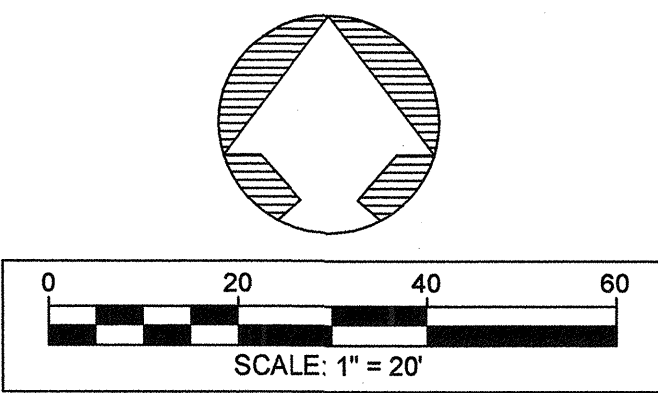
VALVE ID	PRO. ID	SPK TYPE	FLOW	PRECIP. RATE	RUNTIME
01	1	I-25-FC TURF	36.40 GPM	.24" /hr	168 MIN
02	1	I-25-FC TURF	33.60 GPM	.24" /hr	168 MIN
03	2	I-25-PC TURF	51.30 GPM	.48" /hr	83 MIN
04	2	I-25-PC TURF	51.30 GPM	.48" /hr	83 MIN
05	3	BUBBLER	52.50 GPM	25/75 GPM	12 MIN**
06	3	BUBBLER	48.25 GPM	25/75 GPM	12 MIN**
MV	NA	MASTER VALVE	52.50 GPM	NA	NA
TOTAL RUNTIME:					5.53 hrs

STATION RUNTIMES ARE CALCULATED TO APPLY .68" OF WATER ON ALL TURF AREAS, 3 GALLONS OF WATER PER SHRUB AND 9 GALLONS OF WATER PER TREE PER IRRIGATION CYCLE.

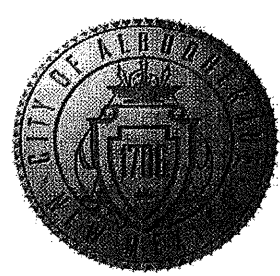
** BUBBLER RUNTIME IS NOT INCLUDED IN THE TOTAL RUNTIME CALCULATION

FRICTION LOSS CALCULATIONS

IRRIGATION COMPONENT @ 72 GPM TO WORST CASE	
SERVICE LINE FEEDING METER, ASSUME 2" TYPE "K" COPPER (40' @ 5.45psi/100')	2.18 PS
WATER METER, SENSUS 2" WATER METER	4.20 PS
BACKFLOW DEVICE, FEBCO #825Y 2" RP	12.00 PS
FLOW METER, MASTERMETER MULTUET - 2"	3.50 PS
MASTER VALVE, RAINBIRD #200-PEB	3.00 PS
MAINLINE PIPE: (201') 2 1/2" SCH.40 PVC SOLVENT WELD (1.37psi/100')	2.75 PS
ZONE VALVE, RAINBIRD #150-PEB	3.80 PS
LATERAL PIPE, ESTIMATED (4.0psi)	4.00 PS
ELEVATION LOSS (UPHILL RISE): APPROX. 3.0'	1.30 PS
TOTAL PRESSURE LOSSES:	
EXPECTED CITY WATER PSI:	61.10 PS
BOOSTER PUMP PRESSURE:	30.00 PS
EXPECTED SPRINKLER OPERATING PRESSURE:	54.37 PS



Irrigation Services LLC
Designers & Consultants
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505 761-2100
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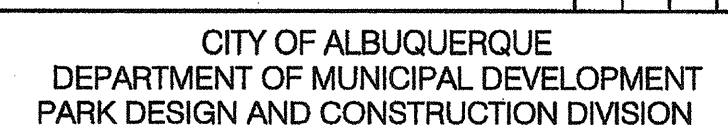
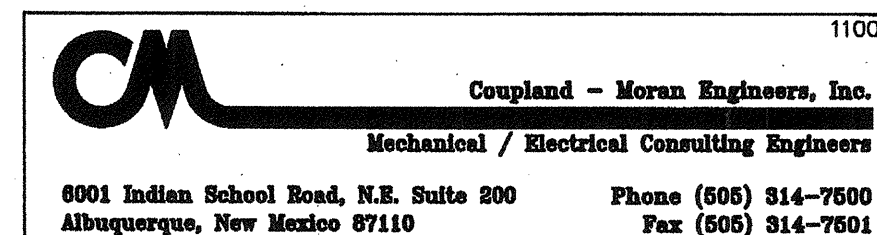
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: RANCHO ENCANTADO PARK
IRRIGATION SYSTEM DESIGN

Design Review Committee	City Engineer Approval	Mr. / Day / Yr.	Mr. / Day / Yr.
City Project No.	501005	Zone Map No.	F-11-Z
Sheet	10	of	12

 $1^n \equiv 20$

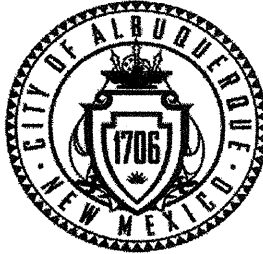
1. PROVIDE PRIMARY INSTALLATION WITH PNM. CONTRACTOR TO PROVIDE CONCRETE ENCASED CONDUIT, TRENCH AND BACKFILL AS REQUIRED PER PNM REQUIREMENTS. IN ADDITION, IT IS THIS CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY AND ALL REQUIREMENTS, ROUTING AND DISTANCES WITH PNM AND SUBMIT THEIR PROPOSAL APPROPRIATELY. THE PROJECT AREA CONSISTS OF RESIDENTIAL HOMES WITH UNDERGROUND PRIMARY LOOP FEED DISTRIBUTION. PRIMARY LINES ARE LOCATED AROUND THE PERIMETER OF THE SITE ALONG THE STREET. PNM HAS THE OPTION OF BRINGING PRIMARY FROM ANY POINT THEY SEE AS APPROPRIATE.
2. LOCATION OF PNM PAD MOUNTED TRANSFORMER. CONTRACTOR TO PROVIDE CONCRETE PAD AND ANY ADDITIONAL WORK REQUIRED PER PNM'S REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE REQUIREMENTS AND COMPLY TO THEM. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE PAD MOUNTED TRANSFORMER IN THE FIELD WITH PNM.
3. TRANSFORMER GROUND BY PNM.
4. NOT USED.
5. CONTRACTOR TO EXTEND UNDERGROUND SECONDARY FROM PNM TRANSFORMER TO NEW METER PEDESTAL. PROVIDE TRENCH AND BACKFILL. SECONDARY SHALL BE 1.5" CONDUIT WITH (3) #3 CU CONDUCTORS.
6. CONTRACTOR TO PROVIDE AND INSTALL PAD MOUNTED, 120/240V SINGLE PHASE METER PEDESTAL WITH 100A MAIN CCT BREAKER AND BRANCH CIRCUIT BREAKERS REQUIRED. PEDESTAL SHALL BE MILBANK COMMERCIAL TYPE OR EQUAL. PROVIDE WITH METER SOCKET PER PNM REQUIREMENTS, PROVIDE BASE, BREAKERS, ANCHOR BOLTS, ETC FOR A COMPLETE INSTALLATION. COLOR BY ARCHITECT.
7. PROVIDE AND INSTALL 120V CONNECTION FOR BACKFLOW PREVENTOR AND HEAT TAP CONNECTION. COORDINATE WITH CIVIL AND LANDSCAPE FOR ADDITIONAL REQUIREMENTS. COMPLY AS REQUIRED.
8. PROVIDE AND INSTALL 120V CONNECTION FOR IRRIGATION CONTROLLER. COORDINATE WITH CIVIL AND LANDSCAPE FOR ADDITIONAL REQUIREMENTS AND COMPLY AS REQUIRED.
9. PROVIDE AND INSTALL ELECTRICAL CONNECTION TO BOOSTER PUMP. COORDINATE WITH CIVIL. PROVIDE ALL INTERCONNECTIONS TO CONTROL PANEL AS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION.
10. BOOSTER PUMP AND IRRIGATION CONTROL PANEL. PROVIDE INTERCONNECTIONS AS REQUIRED. COORDINATE WITH CIVIL AND LANDSCAPE AND COMPLY AS REQUIRED.
11. FLOW METER. PROVIDE CONDUIT FOR ELECTRONIC PULSE TO CONTROLS PANEL. COORDINATE WITH CIVIL AND LANDSCAPE AND COMPLY AS REQUIRED.
12. PROVIDE AND INSTALL SERVICE GROUND PER NEC ARTICLE #250 AND GROUNDING DETAIL. EXTEND (1) #8 GROUND TO 5/8" X 10' GROUND ROD AND SERVICE GROUNDING ELECTRODES.



Last Design Update

Sheet 11 of 12

RECORD DRAWINGS



City of Albuquerque
Richard J. Berry, Mayor

Department of Municipal Development
Michael J. Riordan, P.E., Acting Director

Project Information Form

Date: 4-9-2010

Subject: Rancho Encantado Park

As of (date): 4-9-2010

Project ID#: 201005

Name of Facility: Rancho Encantado Park

Address: 5900 Milne Rd. NW

Albuquerque, NM

CD: 100%

Park Zoning: SU-3

Detailed Park Summary Information:

Total Park Acres: 1.76

Acres Renovated: 1.76

Description of Project:

Acres of Irrigated Turf (acre)	.84	cool / warm season
Turf Removal:	0	square feet
Landscape Area Trees & Shrubs:	32132	square feet
Tree Count:	54	-Deciduous -Evergreen
Recycled Construction Materials:		truckload
Recycled Benches	3	
Recycled Tables	2	
Engineered Wood Fibers	166	cubic yards

Park property renovated/developed; per FINAL FOR CONSTRUCTION DOCUMENTS DATED 4/9/2010 and COA specifications.

Effective date:
NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor:

...are to occur against activity numbers:

Contacts:

Project Manager, City of Albuquerque, Park Design & Construction, DMD

Project Manager: David Flores
Phone: 768-3815
Email: DFlores@cabq.gov
Fax: 768-2310

Consultant: AE#

Design Consultant: Dekker Perich Sabatini
Address: 7601 Jefferson NE, Suite 100
Contact Name: Katie Paquette / Ken Romig
Phone: 761-9700
Application: Design Liability

Landscape Architect of Record:
Name: Mimi Burns
Address: 7601 Jefferson NE, Suite 100
Phone: 761-9700
Email: mimib@dpsdesign.org

Contractor Information:

Contractor:
Contact Name:
Phone:
Scope of Work:
Warranty Start Date: 00/00/00 - Expiration Date: 00/00/00

Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties for project:
During the first year all calls regarding warranty information will go to the contractor. After one year

Vendor: Polygon, Parasol, and Pinnacle

Phone: 800-354-7721

Application: Shade Structure

Product: 16' Square Polygon Structure

Model#: SQR16MR

Product: 10' Square Parasol Structure

Model#: FUM-10-4

Manufacture structural warranty:

PorterCorp warrants the building structure for 10 years from shipping date.

Vendor: BearSaver

Phone: 800-851-3887

Application: Trash Receptacle

Product: 24" Diameter Trash Receptacle

Model#: RSO-25

Manufacture structural warranty:

BEARSAVER guarantees its products to be free from defects in material and workmanship and agrees to remedy any such defect. This warranty extends for a period of one year from the date of shipment. This warranty does not apply to products that have been subjected to neglect, accident, improper use, or improper installation, nor to products that others have altered.

Vendor: Miracle Recreation Equipment Company

Phone: 888-458-2752

Application: Playground Equipment

Product: Jumping Bean

Model#: 944

Product: Kids Choice Playhouse

Model#: 714-260

Product: Lucky Lady Bug

Model#: 960

Product: Play Structure

Model#: 714-S098

Product: Boulder Ridge Rock Wall

Model#: 8195

Product: Twing Swing

Model#:2012S

Product: Basketball Goal

Model#: 360-757

Manufacture structural warranty:

LIMITED ONE HUNDRED (100) YEAR WARRANTY on aluminum deck posts, steel deck posts, the Versalok® fastening system, and associated fastening hardware against structural failure caused by corrosion or deterioration from exposure to weather, or by defective materials or defective workmanship.

LIMITED TWENTY-FIVE (25) YEAR WARRANTY on the performance of Play Terrain™ Rubber Crumb Safety Surfacing.

LIMITED FIFTEEN (15) YEAR WARRANTY on steel support legs and Mira-Therm II on KIDS' CHOICE®, CENTER STAGE®, MEGA TOWER™, and TOT'S CHOICE® against structural failure caused by corrosion, defective materials, or defective workmanship.

LIMITED FIFTEEN (15) YEAR WARRANTY on playssystem steel components including railings, rungs, and rigid climbers against structural failure caused by defective materials or defective workmanship.

LIMITED FIFTEEN (15) YEAR WARRANTY on Rockite® against structural failure caused by defective materials or defective workmanship.

LIMITED TEN (10) YEAR WARRANTY on all Play Cover™ steel frames against failure due to corrosion, deterioration, or faulty workmanship.

LIMITED EIGHT (8) YEAR WARRANTY on Play Terrain™ Rubber Crumb color steadfastness.

LIMITED FIVE (5) YEAR WARRANTY on all Play Cover™ fabric due to rot, UV deterioration (shades of red are limited to 3 years), or defective workmanship.

LIMITED FIVE (5) YEAR WARRANTY on Kidrox™ Climbing Rocks and RAINBOW BEND™ and enclosed waterslide fiberglass sections against structural failure caused by defective materials or defective workmanship. Limited one (1) year warranty on all waterslide and pool slide support structures, stairways, landings, and railings against structural failure caused by defective materials or defective workmanship.

LIMITED THREE (3) YEAR WARRANTY on Slashproof Seats and 360° Bucket Tot Seats for swings against structural failure caused by defective materials or defective workmanship.

LIMITED ONE (1) YEAR WARRANTY on TODDLERS' CHOICE® main support materials and decks against structural failure caused by defective materials or defective workmanship.

LIMITED ONE (1) YEAR WARRANTY on bleachers against structural failure caused by defective materials or defective workmanship.

LIMITED ONE (1) YEAR WARRANTY on all products not listed above including all moving parts and flexible climbers against structural failure caused by defective materials or defective workmanship.

LIMITED SIX (6) MONTH WARRANTY on sewn fabric components on Early Childhood products.

Vendor: Madrax

Phone: 800-448-7931

Application: Bike Rack

Product: Challenger Plus Loops

Model#: CHP-3-SF-P

Manufacture structural warranty:

Bicycle parking racks are to carry a one year manufacturer's limited warranty against defects in materials and workmanship. The one year warranty period begins the date the product is shipped from the manufacturer.

Vendor: Recycle Design, Inc.

Phone: 866-744-9899

Application: Site Furnishings

Product: 6' Long Contour Seat Bench

Model#: 9884-072-SM-CD

Product: 6' Long Contour Seat Bench (backless)

Model#: 9849-072-SM-CD

Product: Picnic Table

Model#: 9851-072-SM-CD

Product: Picnic Table (ADA)

Model#: 9852-084-ADA-SM-CD

Manufacture structural warranty:

PLASTIC LUMBER: Limited Lifetime Warranty. Recycle Design, Inc. WARRANTS that its Products will not rot,mold, peel, splinter, or suffer defects from insects for the lifetime of the Product. In addition, Recycle Design, Inc. Products never need staining or painting and are virtually maintenance free.

FRAMES: 1 Year Warranty. Recycle Design, Inc. WARRANTS that the frames of the product will not rust, peel, or fade for 1 year.

Project Name: Rancho Encantado Park

Amenities	Total Existing	# Removed	#Added	Current Total
Benches	0		3	3
Bike Racks (capacity)	0		3	3
Exercise Stations	0		0	0
Mutt Mitt Dispensers	0		0	0
Picnic Tables-ADA (6')	0		1	1
Picnic Tables-(6')	0		1	1
Play Areas	0		1	1
Play Areas-wood fiber (cy)	0		166	166
Play Structures (2 to 5 yrs)	0		3	3
Play Structures (5 to 12 yrs)	0		2	2
Swings Set - (1) Two Bay	0		1	1
Shade Structure	0		3	3
Trash Receptacles	0		6	6
Barrel Vaulted Gable Shelter	0		0	0
Tubular Fence - 4'	0		600	600
Chain Link Fence - 4'	0		0	0
Parking Spaces-ADA	0		0	0
Parking Spaces-standard	0		0	0
*****				0
Light Pole-Single Hd Fixture-Photo cell with timer	0		0	0
Light Pole - Double Hd Fixture-Photo cell with timer	0		0	0
Basketball Courts (Full)	0		0	0
Basketball Courts (Half)	0		1	1
Off Leash Dog Area wood fiber	0		0	0
Recreation Fields	0		1	1
Skate Facility, Modular	0		0	0
Softball Fields (Lit)	0		0	0
Softball Fields (Unlit)	0		0	0
Tennis Courts (Lit)	0		0	0
Tennis Courts (Unlit)	0		0	0

Audit Information for Play Equipment, Irrigation System and Backflow Preventor

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Play Equipment & Wood Chips

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Landscape Irrigation Water Audit

Water Meter:

Reading: _____
Address: _____
Serial Number: _____
Type: _____
Final billing date: _____
New Service JV: _____

Electric Meter:

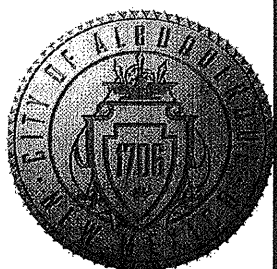
Reading: _____
Number: _____
Serial Number: _____
Type: _____

- ☐ Maintenance Documents
 - ☐ Keys (4-trash receptacles)
 - ☐ Benches
 - ☐ Tables
 - ☐ Play Structures
 - ☐ Shade Structures (engineered drawings and footing details)
 - ☐ Lights
 - ☐ Booster Pump
 - ☐ Irrigation Controller
- ☐ Permits (date approved)
 - ☐ Electrical ()
 - ☐ SWPPP/NOI ()
 - ☐ Building ()
 - ☐ Dust Control ()
 - ☐ Water Meter Tap ()
 - ☐ Concrete Tests
 - ☐ Compaction Tests
- ☐ Punch list complete date: 00/00/00
- ☐ Record drawings per General Conditions section 6.10
 - ☐ Reproducible as built Record Drawings for entire park project completed by a certified draftsman.
 - same scale as plans.
 - ☐ Legible, reduced laminate layout drawings of irrigation system for each controller.
 - color coded by each valve front of copy.
 - irrigation legend and scheduled back of copy.
 - irrigation schedule back of copies.
 - 11"x17" format.

Email copies to:

szuschlag@cabq.gov, amgarcia@cabq.gov, cfrenz@cabq.gov, jcasados@cabq.gov, rlostrom@cabq.gov

jeffhart@cabq.gov, Rgaldon@cabq.gov, Jdunn@cabq.gov, DFlores@cabq.gov, cmsandoval@cabq.gov, Nkuhn@cabq.gov



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: RANCHO ENCANTADO PARK
FINAL ACCEPTANCE FORM

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	501005	Zone Map No.	F-11-Z	Sheet 12 of 12

RECORD DRAWINGS

PROJECT #501005
APRIL 9, 2010

RANCHO ENCANTADO PARK

FINAL FOR CONSTRUCTION