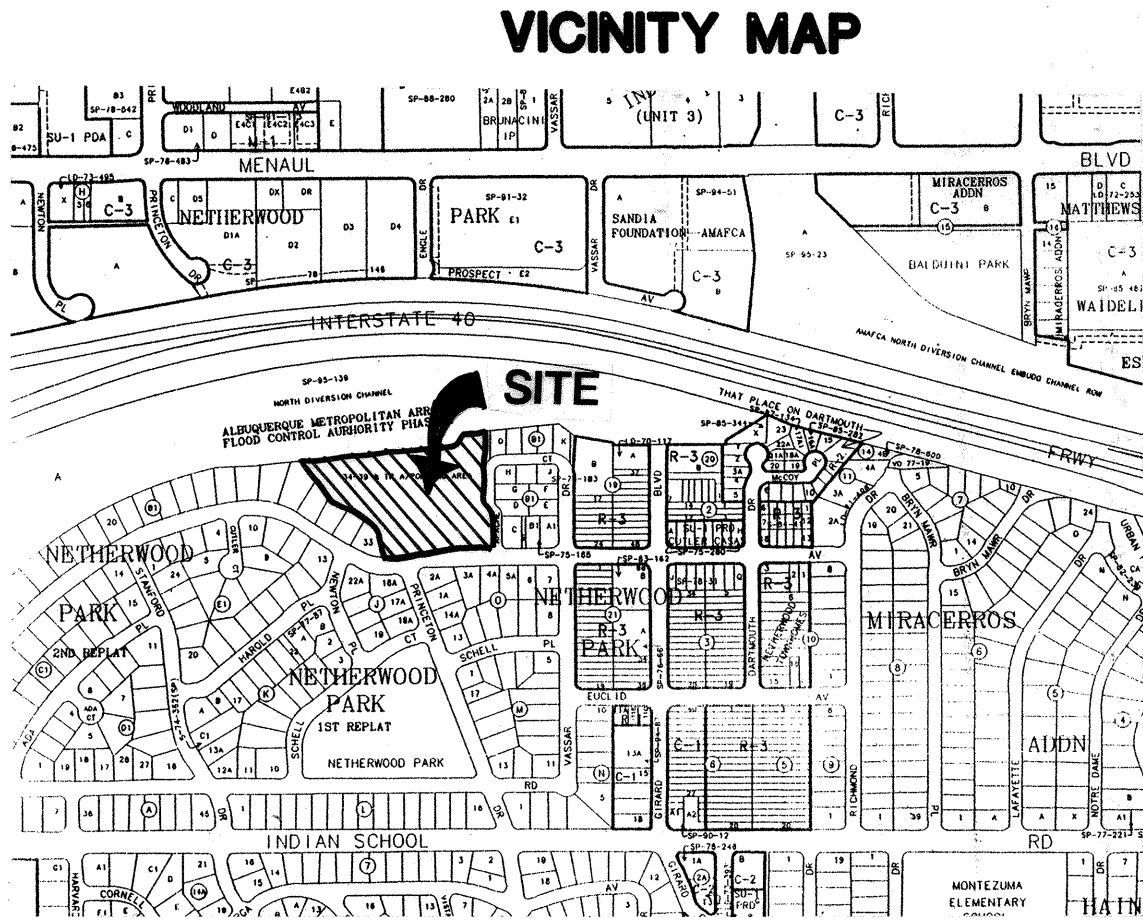


LANDSCAPE IMPROVEMENTS
FOR
PRINCETON PONDING AREA

ALBUQUERQUE, NEW MEXICO

CLASS II CONSTRUCTION



MAP NO. H-16-Z

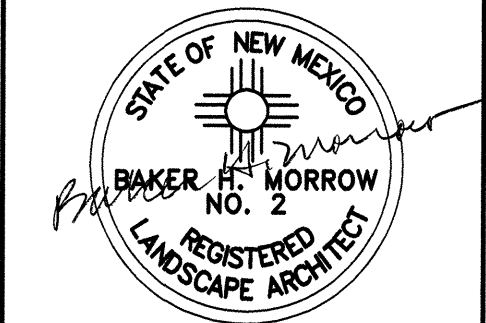
GENERAL NOTES

- ALL WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986 EDITION, AS AMENDED THROUGH UPDATE #6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION INFORMATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED ON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE LANDSCAPE ARCHITECT HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY, THEREFORE THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. 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 LINE. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH THE MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE LANDSCAPE ARCHITECT.
- SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR DRIVEPAD OR HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM PERSONNEL SHALL OPERATE EXISTING VALVES, REFER TO SECTION 18 OF THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY CITY SURVEYING NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT CITY SURVEYING MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT AND PERMISSION OF CITY SURVEYING. REPLACEMENT SHALL BE DONE ONLY BY CITY SURVEYING. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT AND ITS COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE TWO (2) DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2251) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED ~~BY THE CONTRACTOR TO LOCATION AND IN~~ **W/REFLECTORIZED PLASTIC** ~~AS EXISTING OR AS INDICATED BY THIS PLAN SET.~~
- CAUTION, THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, WHEELCHAIR RAMPS OR SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND SHALL REPAIR OR REPLACE PER CITY OF ALBUQUERQUE STANDARDS AT HIS OWN EXPENSE.**

INDEX OF DRAWINGS	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SITE SURVEY	2
CONSTRUCTION PLAN	3
IRRIGATION PLAN	4

MORROW & COMPANY, LTD.
LANDSCAPE ARCHITECTS
210 La Veta N.E.
Albuquerque, N.M. 87108
PH: 505 266-2266 FAX: 505 265-9837

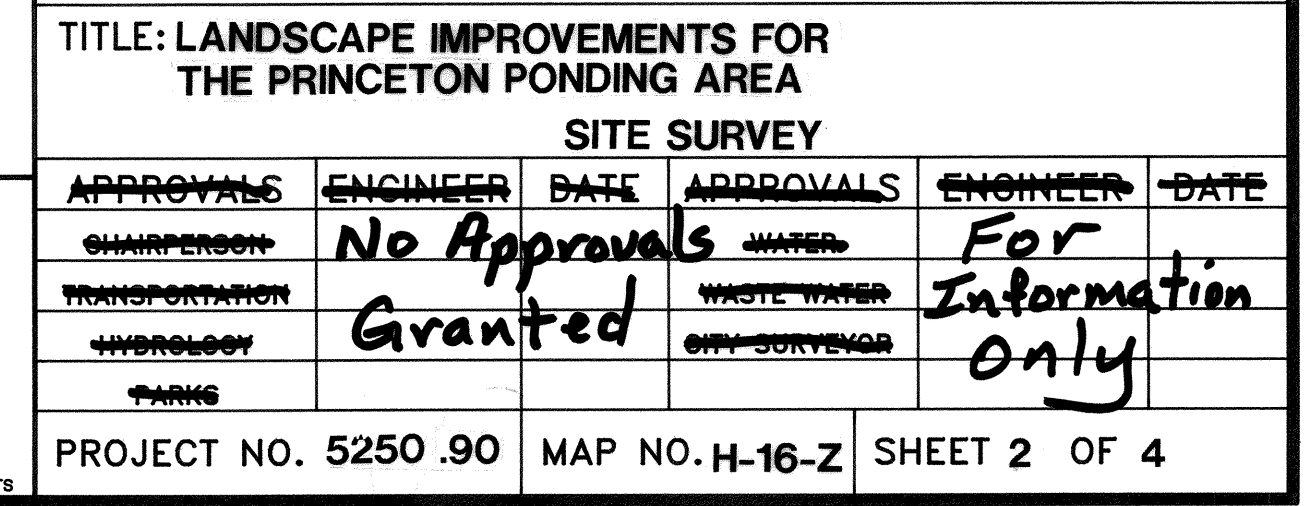
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Samuel B. Smith
DATE 9-15-97



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEERS		DATE	
		DRC Chairman		<i>Billy G. Smith</i>		2-10-97	
		Transportation		<i>W. H. Smith</i>		12-16-96	
		Water/Wastewater		<i>W. H. Smith</i>		12-13-96	
		Hydrology		<i>W. H. Smith</i>		12-13-96	
		Parks					
		Constr. Mngmt.					
City Project No.		5250.90		Sheet		1 Of 4	

APPROVED FOR CONSTRUCTION
John R. Smith 2/10/97
City Engineer Date

26-5250.90 01-97



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1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONTRACTOR
2. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL REPLACE ALL TREES DAMAGED WITH TREES OF EQUAL SIZE AND SPECIES.

CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT

TITLE: LANDSCAPE IMPROVEMENTS FOR THE PRINCETON PONDING AREA
CONSTRUCTION PLAN.

Design Review Committee	City Engineer Approval		<u>Mo./Day./yr.</u>	<u>Mo./Day./yr.</u>
		Last Design Updates		

CITY PROJECT NO. 5250.90	ZONE MAP NO. H-16-Z	SHEET 3	OF 4
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- (A) 1" RGS CONDUIT W/ 2 % CU. USE CABLE FROM DISCONNECT SWITCH TO POWER CONNECT POINT. LEAVE ENOUGH CABLE EXPOSED SO RNM CAN TERMINATE LATER.
- (B) FUSED DISCONNECT SWITCH-1 POLE, 120 VOLT, FUSED WITH 50 AMP (MAX) FUSES, WEATHERPROOF, AND LOCKABLE. INSTALL ON RNM POLE AT 10' (MIN) HEIGHT.
- (C) 1" RGS CONDUIT WITH 2 % CU. USE CABLE FROM DISCONNECT SWITCH DOWN POLE THEN UNDERGROUND TO THE IRRIGATION SYSTEM CONTROL BOX.

IRRIGATION NOTES

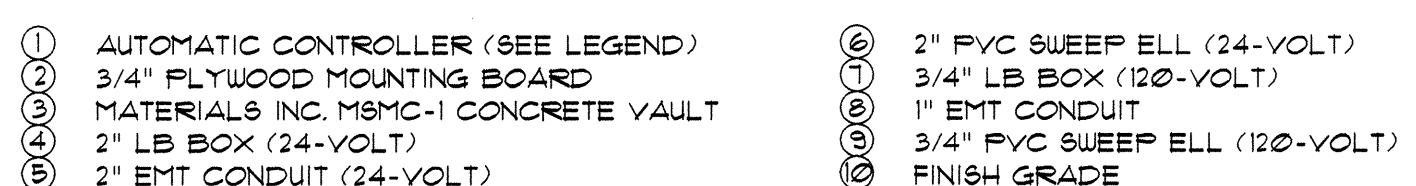
1. ALL VALVE BOXES SHALL BE INSTALLED AT A MINIMUM OF 12" FROM PAVING, WALKS, MOW-STRIPS, DRIVE PADS, ETC.
2. ALL VALVE BOXES SHALL BE SUPPORTED BY CONCRETE BLOCKS, (MINIMUM 4 PER VALVE BOX). INSTALL BLOCKS IN A MANNER WHICH WILL PREVENT CONTACT WITH PIPING, WIRES, VALVES, ETC. ALL CONCRETE BLOCKS SHALL BE SOLID.
3. MARK ALL 24-VOLT WIRE ENDS WITH 3M STD-29 WIRE MARKER TAPE AT THE VALVE BOX AND CONTROLLER LOCATIONS.
4. ALL 24-VOLT WIRE SHALL BE MARKED WITH A 4" WIDE YELLOW MARKER TAPE AND MARKED "WARNING-ELECTRICAL". LAY MARKER TAPE HORIZONTALLY 6" ABOVE WIRE.
5. 24-VOLT WIRE SHALL BE IN COMMON TRENCH WITH MAIN LINE AND SHALL HAVE SEPARATE SLEEVE WHERE CROSSING ALL HARD CONSTRUCTION. ALL SLEEVE PIPING FOR 24-VOLT WIRE SHALL BE 2" CLASS 100 PVC.
6. WHERE PROPOSED PIPING CROSSES EXISTING ASPHALT AND/OR CONCRETE, THE CONTRACTOR SHALL SAW-CUT, REMOVE AND PROPERLY DISPOSE OF WASTE, EXCAVATE, INSTALL SLEEVE PIPING, MAINS AND LATERALS, BACKFILL AND COMPACT TO 95%. CONTRACTOR SHALL REPLACE ASPHALT AND/OR CONCRETE TO MATCH EXISTING.
7. THE CONTRACTOR SHALL ADJUST ALL VALVES, AND BUBBLERS FOR OPTIMUM COVERAGE, AND SHALL PROVIDE AND INSTALL NOZZLES OTHER THAN THOSE SPECIFIED AS INSTRUCTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL INSTALL ALL BUBBLERS ON HIGH SIDE OF TREE WELLS.
9. CONTRACTOR SHALL TAPE CLOSED ALL SLEEVE PIPE OPENINGS USING DUCT TAPE TO PREVENT DEBRIS FROM ENTERING SLEEVES.
10. CONTRACTOR SHALL EXTEND 120-VOLT A.C. FROM EXISTING POWER TO PROPOSED CONTROLLER AND BACKFLOW PREVENTER LOCATIONS. ALL ELECTRICAL WORK SHALL BE PER LOCAL CODES AND N.E.C. STANDARDS.
11. ALL EXISTING WATER MAIN LINE LOCATIONS ARE SCHEMATIC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO POT HOLE AND FIELD CHECK TO DETERMINE ACTUAL LOCATIONS AS AN INCIDENTAL REQUIREMENT TO THE CONSTRUCTION CONTRACT.
12. THE PROPOSED CONTROLLER LOCATION INDICATED ON THE PLANS IS APPROXIMATE. ACTUAL LOCATION OF THE CONTROLLER SHALL BE DETERMINED BY OWNER'S REPRESENTATIVE IN THE FIELD.
13. LOCATIONS OF ALL SLEEVE PIPING SHALL BE VERIFIED BY THE CONTRACTOR EXCAVATION, POT-HOLING, ASSOCIATED WORK, MATERIALS, LABOR, ETC., SHALL BE THE RESPONSIBILITY OF CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR LOCATING SLEEVES.
14. THIS SYSTEM WAS DESIGNED AT 80 PSI STATIC WATER PRESSURE AND 54 GPM. THE CONTRACTOR SHALL VERIFY THE ACTUAL STATIC WATER PRESSURE PRIOR TO CONSTRUCTION AND INFORM THE LANDSCAPE ARCHITECT IN WRITING OF THE RESULTS. A DETERMINATION WILL BE MADE BY THE LANDSCAPE ARCHITECT AS TO WHAT DESIGN MODIFICATIONS MAY NEED TO BE RESOLVED BEFORE ACTUAL CONSTRUCTION BEGINS.
15. THE CONTRACTOR SHALL INSTALL HOTOBOX MODEL NO. 1 ENCLOSURES FOR REDUCED PRESSURE BACKFLOW PREVENTER SIZES 3/4", 1" AND 1-1/4". HOTOBOX MODEL NO. 2 ENCLOSURES SHALL BE INSTALLED ON SIZES 1-1/2" AND 2". ENCLOSURES FOR REDUCED PRESSURE BACKFLOW PREVENTERS THAT ARE 2-1/2" AND LARGER SHALL BE AS SPECIFIED BY THE MANUFACTURER. ALL HOTOBOX ENCLOSURES SHALL BE BEIGE IN COLOR AS MANUFACTURED BY HOTOBOX.

IRRIGATION LEGEND

- EXISTING WATER METER AND POINT OF CONNECTION
- MASTER VALVE AND BACKFLOW PREVENTER ASSEMBLY, ~~PER 820-8259~~ BY WITH WEATHERMATIC 1000 OR SERIES MASTER VALVE, SIZE 1-1/2". INSTALL ASSEMBLY PER CITY OF ALBUQUERQUE DRAWING NO. 2701.
- == SLEEVE FOR LATERAL LINE, CLASS 200 SDR-21, SOLVENT WELD PVC. SLEEVE SHALL BE TWO SIZES LARGER THAN PIPE TO BE SLEEVED. SLEEVE DEPTH FOR LATERAL SHALL BE 18"
- IRRIGATION MAIN LINE, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE 12" x 28" DEPTH OF BURY THROUGH WATER METER AND PUMPER VALVE, 18" DEPTH OF BURY "DOWN-STREAM" MASTER VALVE.
- ⊕ AUTOMATIC VALVE ASSEMBLY, WEATHERMATIC 1000 OR SERIES AUTOMATIC VALVE, SIZE AS SHOWN ON PLAN. INSTALL PER CITY OF ALBUQUERQUE DRAWING NO. 2703.
- SCH. 40 PVC, SOLVENT WELD CAP, WITH ANITEK STANDARD VALVE BUSH WITH EXTENSIONS AS REQUIRED.
- ⊞ IRRIGATION CONTROLLER, TORO VISION II, DUAL PROGRAM, SIX STATION, WALL MOUNT, CONTROLLER WITH INTERNAL TRANSFORMER AND LOCKING METAL CABINET, MODEL NO. 182-66-01. INSTALL UNIT IN MATERIALS INC. PRECAST CONCRETE ENCLOSURE, MODEL NO. M8-MC-1. INSTALL PER DETAIL 4/3
- △ BUBBLER ASSEMBLY, RAINBIRD SINGLE PIECE, PRESSURE COMPENSATING LOW-FLOW BUBBLER ASSEMBLY. INSTALL PER CITY OF ALBUQUERQUE DRAWING NOS. 2710 AND 2711 1/2" 30 GPM x 30 PSI
- WIRE PULL BOX WITH CONDUIT & PULL WIRE

NOTE
CONTRACTOR SHALL PROTECT
EXISTING TREES DURING CONSTRUCTION
OPERATIONS. CONTRACTOR SHALL
HAND TRENCH AT EXISTING TREE
LOCATIONS.

RAISED PLANTER AREA:
CONTRACTOR SHALL COORDINATE
LOCATION OF IRRIGATION EQUIPMENT
WITH ALL EXISTING UTILITIES AND
MANHOLES. PROTECT ALL EXISTING
UTILITIES IN THIS AREA.



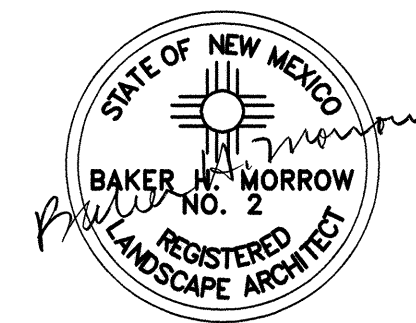
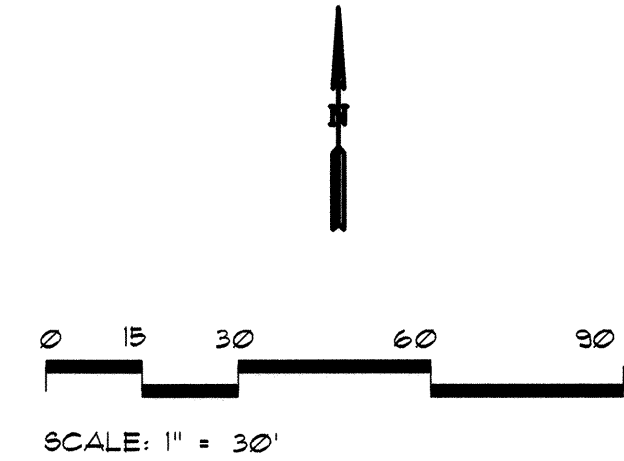
A AUTOMATIC CONTROLLER & CONCRETE
3 VAULT MCD-0047 110895

SAW-CUT AND REMOVE EXISTING PAVING.
RUN LATERAL LINE IN TRENCH IN STREET.
BACK FILL, REPLACE PAVING. PER COA DWG 2426.

NOTE: CONTRACTOR SHALL
PROVIDE NON-METERED
SERVICE FROM EXISTING FPM POWER
POLE 1015 334' NEW POLE LOCATION.
ALL WORK MATERIAL AND INSTALLATION
SHALL COMPLY WITH FPM AND N.E.C.
STANDARDS. SEE DETAIL B/3.

— REMOVE EXISTING 2" RCV, VALVE BOX & AVB
& CAP EXISTING LINE & EXISTING STUB OUT.
SALVAGE EXISTING EQUIPMENT TO OWNER.

EXISTING METER & POINT OF CONNECTION
FNM POLE NO. G15 334



CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT

TITLE: LANDSCAPE IMPROVEMENTS FOR THE PRINCETON PONDING AREA

IRRIGATION PLAN

Design Review Committee

City Engineer Approval

	Mo/Day/yr.	Mo/Day/yr.
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APPROVED

FEB 10 1997

DESIGN
REVIEW COMMITTEE

[illegible]

Last Design Update		

CITY PROJECT NO
5250.90

ZONE MAP NO.
H-16-Z

SHEET	OF
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