

MONASTERY GARDENS PARK

CLASS II CONSTRUCTION

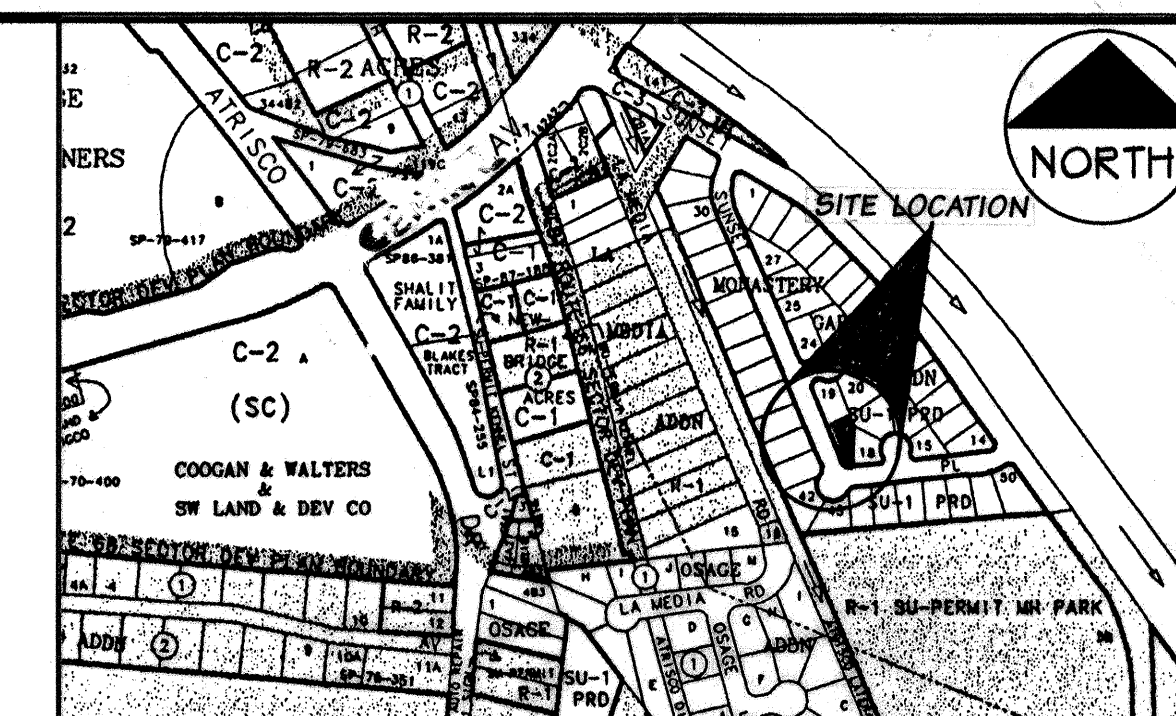
ADDRESS: 155 1/2 SUNSET PLACE S.W.

INDEX OF DRAWINGS TITLE

COVER SHEET
SURVEY PLAN
CONSTRUCTION PLAN
IRRIGATION PLAN
LANDSCAPE PLAN

SHEET NO.

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VICINITY MAP ZONE ATLAS NO. K-12-Z

NOTICE TO CONTRACTORS

- All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with City of Albuquerque Standard Specifications, Public Works Construction - 1986 Edition, as amended through UPDATE #6.
- Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 260-1990 for location of existing utilities.
- Prior to construction, the contractor shall verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with a minimum amount of delay.

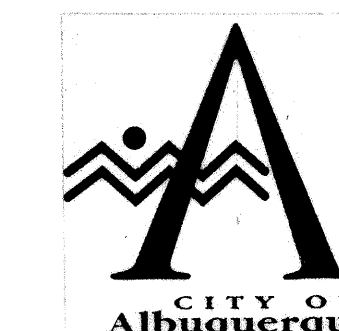
THE FOLLOWING ALSO APPLY WHEN CHECKED

- ☐ 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 by the city engineer.
- ☐ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☐ If curb is depressed for a driveway or ramp, it shall be constructed prior to acceptance of the curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.

GENERAL NOTES:

- Three (3) working days prior to beginning construction, the contractor shall submit to Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the contractor shall obtain a barricading permit from the Construction Coordination Division. Contractor shall notify barricade engineer (768-2551) prior to occupying an intersection. Refer to section 19 of the General Conditions of the Standard Specifications.
- Existing facilities damaged during construction to be repaired by contractor at his/her expense.

FOR INFORMATION ONLY




REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		APPROVED FOR CONSTRUCTION	
		DRC Chairman	Billy G. Bobbly	6-12-96					
		Transportation	Don D. D. D.	5/30/96					
		Water/Wastewater	Roger Green	5/29/96					
		Hydrology	Carlson M. M.	5-31-96					
		Parks	R. M. M.	5-23-96					
Constr. Mngmt.									
City Project No.				5388.90		Sheet		1 of 5	


	LEGEND
△	C.O.A. PROJECT CONTROL POINT
+9999.99	SPOT ELEVATION ON CONCRETE
+9999.9	SPOT ELEVATION ON NATURAL GROUND
—○—	CHAIN LINK FENCE
—W—	UNDERGROUND WATER LINE
—UE—	UNDERGROUND ELECTRIC LINE
—SAS—	SANITARY SEWER
—G—	GAS SERVICE
—GAS—	UNDERGROUND GAS LINE
⊗	WATER VALVE
○	MANHOLE
DP	DRIVEWAY LAYDOWN
⊞	WATER METER
⬢	REBAR/PROPERTY CORNER
●	FIRE HYDRANT

LEGEND

△	C.O.A. PROJECT CONTROL POINT TR102 ELEV. = 4950.68'
+9999.9	SPOT ELEVATION ON CONCRETE OR ASPHALT
+9999.9	SPOT ELEVATION ON NATURAL GROUND
—O—	CHAIN LINK FENCE
—W—	UNDERGROUND WATER LINE
—UE—	UNDERGROUND ELECTRIC LINE
—SAS—	SANITARY SEWER
—G—	GAS SERVICE
—GAS—	UNDERGROUND GAS LINE
⊗	WATER VALVE
◯	MANHOLE
DP	DRIVEWAY LAYDOWN
■	WATER METER
▣	REBAR/PROPERTY CORNER
□	FIRE HYDRANT

CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN AND DEVELOPMENT DIVISION


APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CHAIRPERSON			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			CITY SURVEYOR		
PARKS					
PROJECT NO. 5366		MAP NO. K-12-Z	SHEET 2 OF 5		

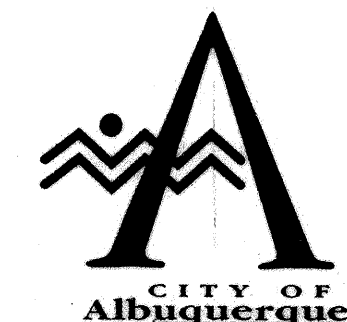


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
SURVEY SECTION

[illegible]



	NEW ELEVATION POINT.
TOB	TOP OF BERM.
P.O.B	POINT OF BEGINNING OF DIMENSIONING.
---	PROPERTY LINE.
X 4950	EXISTING ELEVATION POINTS.
TOM	TOP OF MULCH
TOS	TOP OF CONCRETE SLAB.

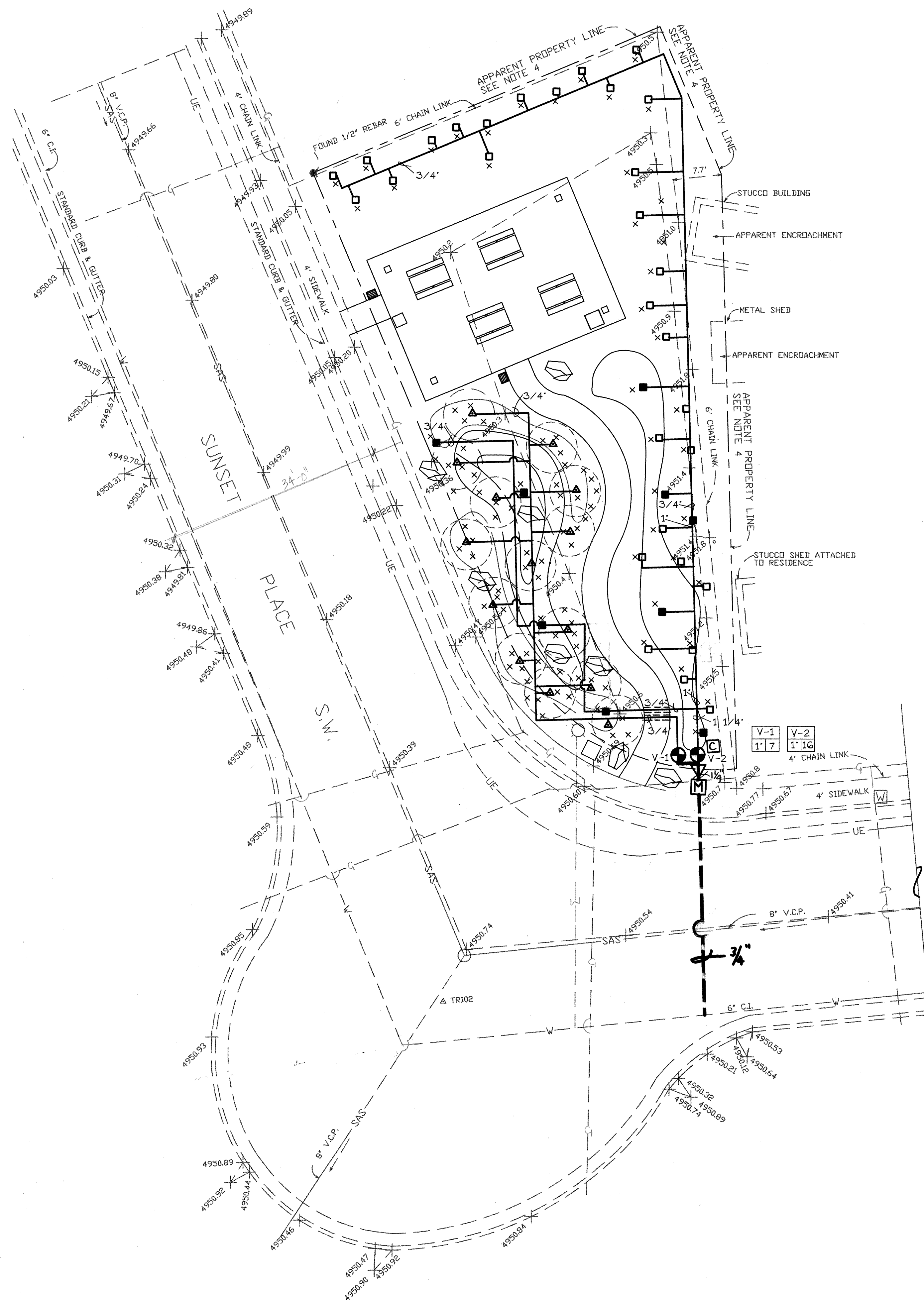


STATE OF NEW MEXICO
 JOHN D. RUPLEY
 #177
 REGISTERED PROFESSIONAL ENGINEER
 MECHANICAL ENGINEERING

DESIGNED BY: DV.	DATE: 5-10-96
DRAWN BY: DV.	DATE: 5-10-96
CHECKED BY: DM	DATE: 5-10-96

Design Review Committee APPROVED JUN 12 1996 DESIGN REVIEW COMMITTEE	City Engineer Approval	Last Design Update M12/11AY/2YR M12/11AY/2YR
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City Project No.	5388.90	Zone Map No.	K-12-Z	Sheet	3	Of	4
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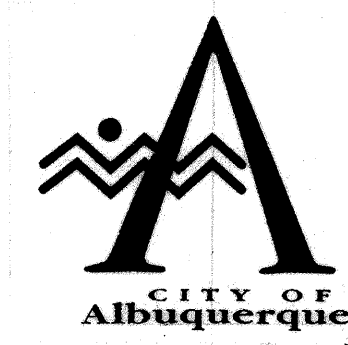
- IRRIGATION LEGEND**
- NEW 3/4" WATER METER
 - SOLATROL LEIT 8000 & STATION CONTROLLER WITH ANTENNA ON A FIBERGLASS MOUNTING TUBE.
 - MASTERVALVE ASSEMBLY SEE STANDARD SPECIFICATIONS DWG. 2702.
VALVE ASSEMBLY INCLUDES:
 - 1. SPEARS TRUE UNION SCH. 80 PVC 1" BALL VALVE.
 - 2. RAINBIRD PEB-100 1" ELECTRIC VALVE 1" W/ SOLATROL LIGHT ENERGIZER MICRO POWER ACTUATOR MODEL # LEMA 1521.
 - 3. FEBCO 765 PVB 1" PRESSURE VACUUM BREAKER BACKFLOW PREVENTER.
 - LATERAL PIPE - SCH. 40 PVC PIPE SIZED AS MARKED. DEPTH OF BURY SHALL BE A MINIMUM OF 18" DEEP.
 - MAINLINE PIPE - SIZED AS MARKED. DEPTH OF BURY FOR PRESSURIZED MAINLINE FROM METER TO MASTERVALVE SHALL BE 28" DEEP. ALL MAINLINE PIPE 2" OR SMALLER SHALL BE SCH. 40 PVC PIPE. ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE CLASS 200 "O" RING PIPE W/ GASKET FITTINGS.
 - RAINBIRD PEB-100 1" ELECTRIC VALVE W/ SOLATROL LIGHT ENERGIZER MICRO POWER ACTUATOR MODEL # LEMA 1521. REFERENCE CITY STANDARD DWG. 2703.
 - SCH. 40 PVC PIPE SLEEVING TO BE 2 TIMES THE SIZE OF THE PIPE TO BE SLEEVED. SLEEVING SHALL BE USED UNDER ALL CONCRETE, AND ASPHALT.
 - TORO 570 STREAM SPRAY NOZZLE ON BUBBLER RISER MODEL NUMBER 10-56F. RADIUS OF HEADS NEED TO BE ADJUSTED IN FIELD TO COVER PLANT MATERIAL CLOSEST TO HEAD, APPROXIMATELY 5' RADIUS. REFERENCE CITY STANDARD DWG 2711.
 - RAINBIRD 1401 BUBBLER .25 GPM. CITY STANDARD DWG 2711.
 - RAINBIRD 1404 BUBBLER 1.00 GPM. CITY STANDARD DWG 2710.
 - NEW PLANT MATERIAL LOCATION.

- IRRIGATION GENERAL NOTES:**
- PRIOR TO THE START OF CONSTRUCTION, THE LOCATIONS OF ALL EXISTING UTILITY LINES SHALL BE MARKED. VERIFY LOCATIONS WITH THE CITY OF ALBUQUERQUE AND ALL PUBLIC UTILITIES. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. REFERENCE CITY STANDARD SPECIFICATIONS FOR IRRIGATION.
 - CONTROL WIRES SHALL BE IDENTIFIED W/ E-Z CODER WDR SERIES TAPE AT VALVE AND CONTROLLER.
 - THIS SYSTEM IS DESIGNED FOR 17 GPM WITH MAX 75 PSI ALLOWED AT THE HEAD. PRESSURE AT THE POINT OF CONNECTION IS ESTIMATED TO BE 55-60 PSI. VERIFY PRESSURE PRIOR TO START OF MAINLINE TAP.
 - WHEN LOCATING HEADS IN THE FIELD, CARE SHALL BE TAKEN TO SPACE HEADS AS SHOWN ON THE PLAN. HOWEVER, MINOR ADJUSTMENTS IN THE HEAD LAYOUT MAY BE REQUIRED TO MEET MINOR VARIATIONS BETWEEN PLAN DIMENSIONS AND SITE DIMENSIONS. ADJUST SPRAY HEADS SO THERE WILL BE NO OVERSPRAY ONTO SIDEWALKS.
 - ALL PIPING INSTALLED UNDER SIDEWALKS, ROADS ETC. SHALL BE SLEEVED IN SCH. 40 PVC PIPE 2 TIMES THE SIZE OF THE PIPE TO BE SLEEVED. SLEEVE EACH LINE OR WIRE BUNDLE SEPARATELY.
 - AT THE COMPLETION OF THE PROJECT, DESIGN AND DEVELOPMENT SHALL COORDINATE THE PROGRAMMING OF THE CONTROLLER WITH THE PARK SUPERVISOR, PARK MANAGEMENT DIVISION.
 - ALL PRODUCTS SHALL BE AS SPECIFIED OR APPROVED SUBSTITUTION.
 - LOCATION SHOWN ON IRRIGATION PLAN FOR CONTROL VALVES AND MAINLINE ARE SCHEMATIC.
 - VALVING LEGEND TO BE LAMINATED AND GIVEN TO PARK MANAGEMENT FOR ITS INSTALLATION INSIDE CONTROLLER OR CONCRETE IRRIGATION VAULT FOR FUTURE REFERENCE.

FOR INFORMATION ONLY



SCALE: 1"=10'

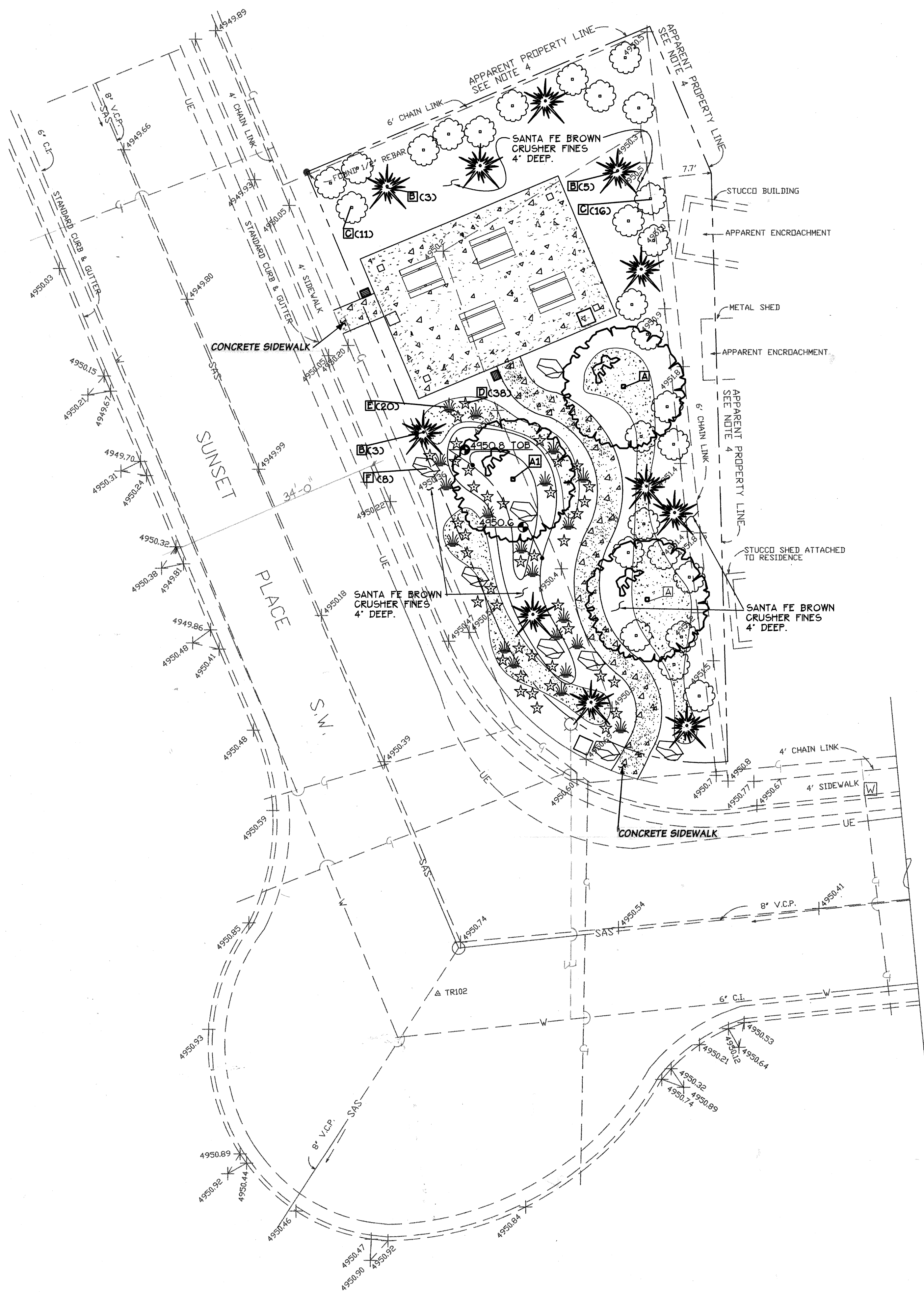


CITY OF ALBUQUERQUE PARKS AND GENERAL SERVICES DESIGN & DEVELOPMENT DIVISION			
TITLE: MONASTERY GARDENS PARK IRRIGATION PLAN			
Design Review Committee 	City Engineer Approval	NO./DAY/YR	NO./DAY/YR
City Project No. 5388.90	Zone Map No. K-12-Z	Sheet 4	Of 5

NO. DATE		REVISIONS/REMARKS		BY		SURVEY INFORMATION		BENCH MARK		AS BUILT INFORMATION	
						FIELD NOTES		ALL ELEVATIONS FOR THIS TOPOGRAPHIC SURVEY ARE BASED ON ALBUQUERQUE CONTROL SURVEY MONUMENT 5-D19.		CONTRACTOR	
						NO.	BY	DATE		WORK STAKED BY	DATE:
										INSPECTOR'S APPROVAL	DATE:
										FIELD VERIFICATION BY	DATE:
										DRAWING CORRECTED BY	DATE:
										MICRO-FILM INFORMATION	
										RECORDED BY	
										NO.	
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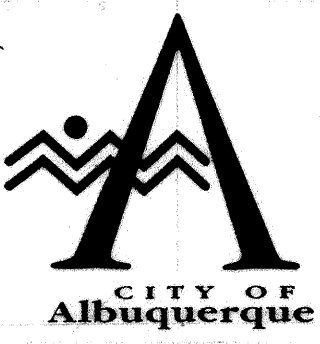
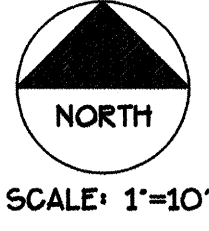
DESIGNED BY: DN.
DRAWN BY: DV.
CHECKED BY: RM.
DATE: 5-10-96
DATE: 5-10-96
DATE: 5-10-96



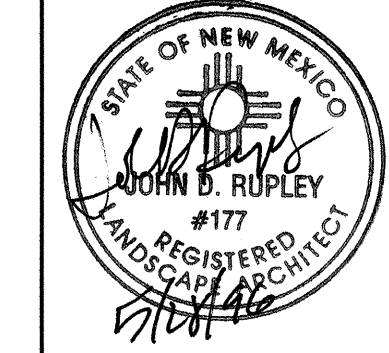
PLANT LEGEND						
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS	H2O
TREES						
A	WHITE ASH	Fraxinus americana 'Autumn Purple'	2	2" calp	plant 20' O.C. min.	med.
A1	GREEN ASH	Fraxinus pennsylvanica 'Marshall'	1	2" calp	plant 20' O.C. min.	med.
B	SCOTCH PINE	Pinus edulis	11	5' high	plant 15' O.C. min.	med.
SHRUBS						
C	APACHE PLUME	Fallugia paradoxa	27	1 gal.	plant 5' O.C. min.	low
E	RED YUCCA	Heesperaloe parviflora	20	5 gal.	plant 4'-6' O.C.	low
D	SEDUM	Sedum, 'Red Chief'	38	1 gal.	plant 1'-6" O.C. min.	low
HARDSCAPE MATERIAL						
F	MOAB ROCK		8	2'X3'	Bury 1/3 of mass	
	CRUSHED GRAVEL		13 Tons	1 3/4"	4" Deep	
	SANTA FE BROWN CRUSHER FINES		55 Tons	1/4"	4" Deep	

- PLANTING GENERAL NOTES:**
1. PLANT MATERIAL SHALL BE PLANTED NO CLOSER THAN 2'-0" FROM SIDEWALK OR FENCING.
 2. PLANT TREES AS PER CITY STANDARD DWG. 2714.
 3. PLANT SHRUBS AS PER CITY STANDARD DWG. 2717.
 4. INSTALL BOULDERS WITH 1/3 OF ITS MASS BURIED, ON COMPACTED SUBGRADE.
 6. ROCK MULCHING SHALL BE INSTALLED IN PATTERN SHOWN ON PLAN, 4" DEEP.

FOR INFORMATION ONLY



CITY OF ALBUQUERQUE PARKS AND GENERAL SERVICES DESIGN & DEVELOPMENT DIVISION			
TITLE: MONASTERY GARDENS PARK LANDSCAPE PLAN			
Design Review Committee APPROVE JUN 12 1996 DESIGN REVIEW COMMITTEE	City Engineer Approval	Update MO/YEAR/YR.	MO/YEAR/YR.
City Project No. 5388.90	Zone Map No. K-12-Z	Sheet 5	Of 5



DESIGNED BY: D.V.	DATE: 5-10-96
DRAWN BY: D.V.	DATE: 5-10-96
CHECKED BY: R.M.	DATE: 5-10-96

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION	
CONTRACTOR	DATE:	ALL ELEVATIONS FOR THIS TOPOGRAPHIC SURVEY ARE BASED ON ALBUQUERQUE CONTROL SURVEY MONUMENT 5-D19.	FIELD NOTES	NO.	BY
WORK STAKED BY	DATE:				
INSPECTOR'S APPROVAL	DATE:				
FIELD VERIFICATION BY	DATE:				
DRAWING CORRECTED BY	DATE:				
MICRO-FILM INFORMATION					
RECORDED BY	DATE:				
NO.					