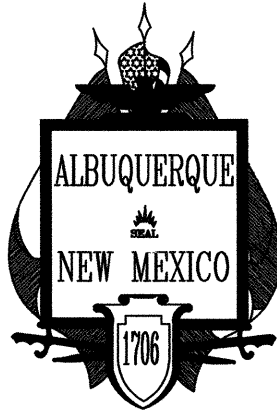


VINEYARD PARK

ALBUQUERQUE, NEW MEXICO



CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
ENGINEERING, ARCHITECTURAL, AND ART SERVICES
SECTION

LANDSCAPE CONSTRUCTION PLANS CLASS II CONSTRUCTION

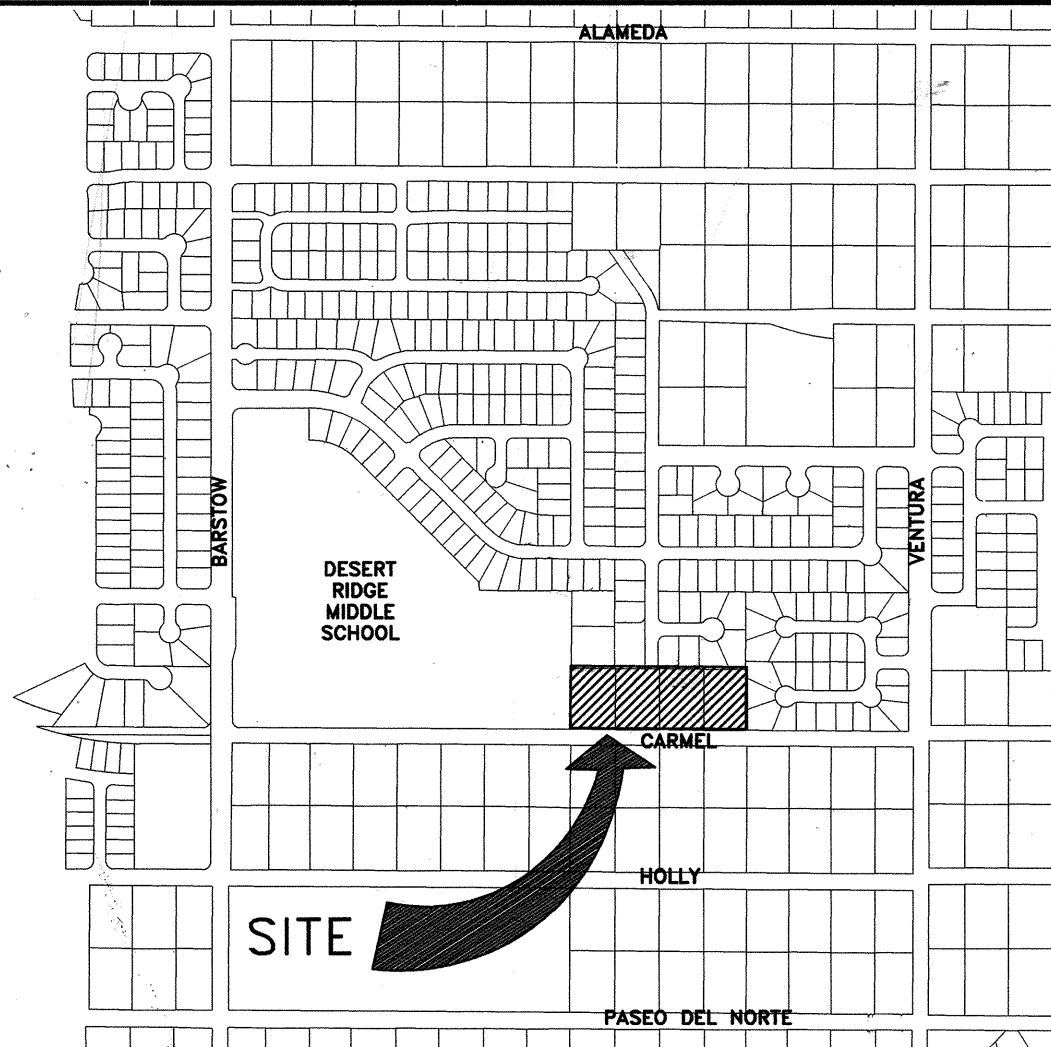
JUNE 15, 1999

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1	TITLE SHEET
2	GRADING PLAN
3	SITE LAYOUT AND CONSTRUCTION PLAN
4	ENLARGED PLAY AREA AND EQUIPMENT PLAN
5	IRRIGATION PLAN
6	PLANTING PLAN
7	IRRIGATION DETAILS

CONSTRUCTION NOTES

- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. ALL WORK SHALL COMPLY WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THROUGH UPDATE #6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN ARE IN CONFLICT WITH THE PROPOSED CONTRACT.
- EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR PLANT MATERIALS AND IRRIGATION SYSTEM. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL N.M. ONE CALL AT 260-1990 FOR BLUE STAKING. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE A COURSE OF ACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES TO REMAIN WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE PROJECT MANAGER.
- CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS AT THE CONCLUSION OF EACH CONSTRUCTION SEQUENCE OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED ACCESS. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION, ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- ENTIRE SITE SHALL BE CLEARED OF ANY TRASH, RUBBISH OR OTHER FOREIGN MATERIAL NOT ENDEMIC TO THE SITE OR PART OF PARK DESIGN, PRIOR TO FINAL ACCEPTANCE.
- ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- PROTECTION OF PERSONS AND PROPERTY: CONTRACTOR IS TO BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS OR OTHER WARNING MEASURES AS NECESSARY. PROTECTION OF EXISTING SHRUBS, TREES AND OTHER PLANT MATERIALS ARE ALSO TO BE INCLUDED.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM ALL EQUIPMENT WHETHER TEMPORARY OR PERMANENT.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS. ALL DAMAGES THAT MAY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.



VICINITY MAP

C-20-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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE No.6
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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 CONST. 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.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
- CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING CITY FACILITIES. ANY DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED IN KIND, AS DETERMINED BY THE OWNER'S REPRESENTATIVE. REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB, GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC...) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

THE FOLLOWING NOTES 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 DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.



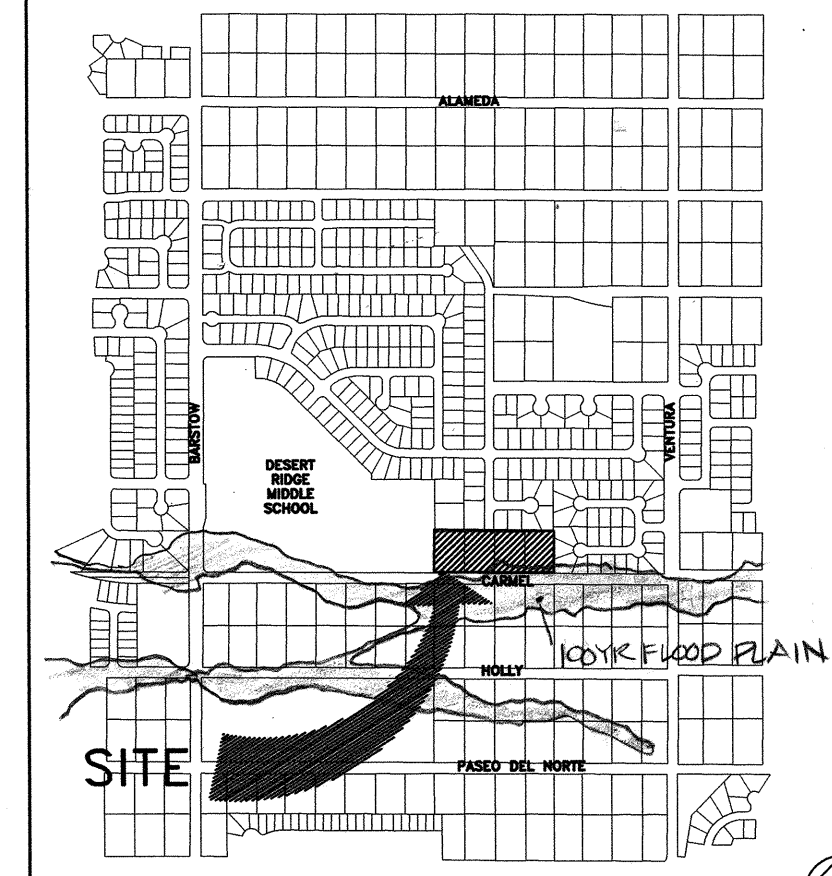
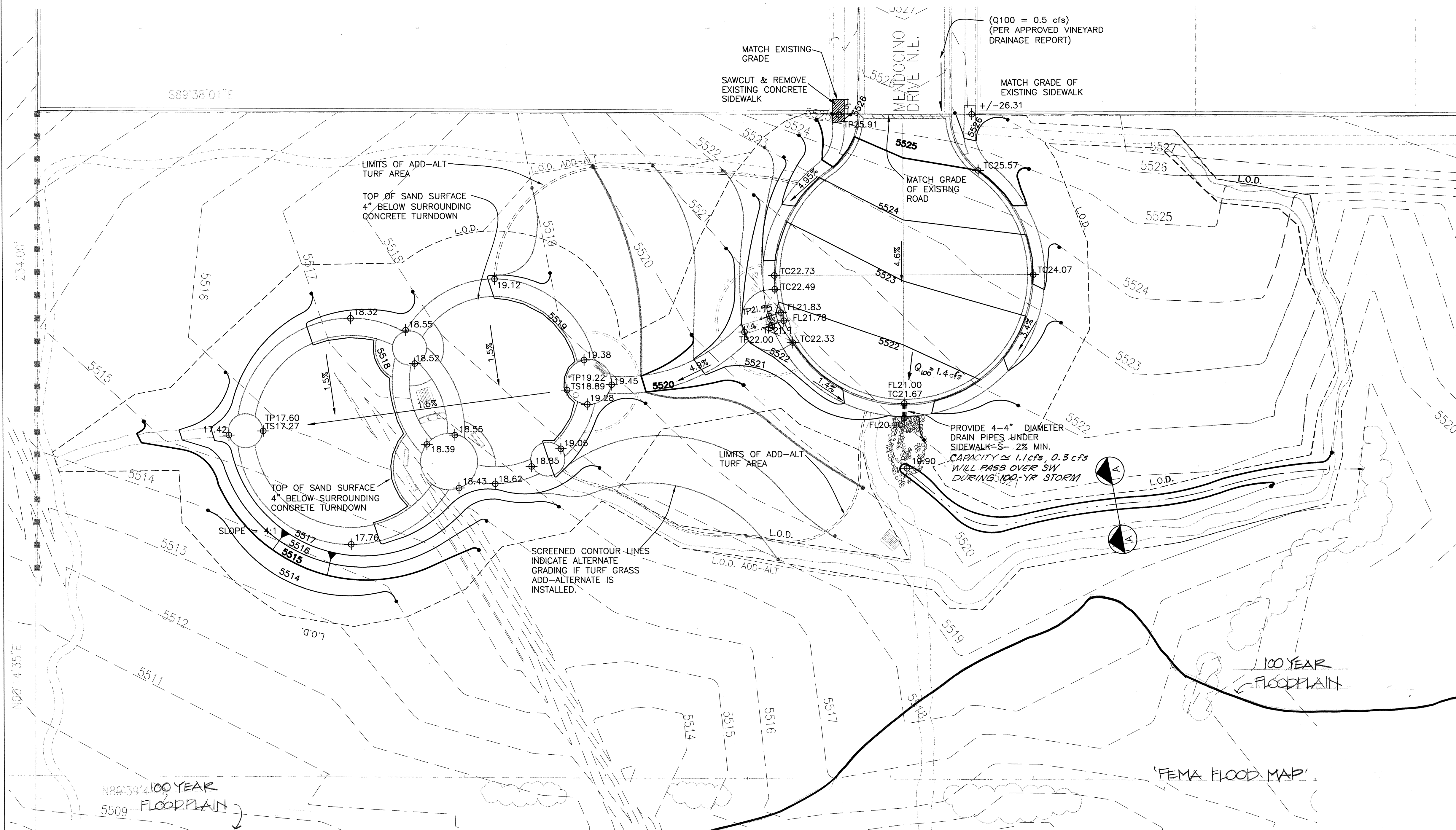
5150 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
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FAX: 505-822-8282
E-MAIL: info@sites-sw.com
WEB: www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

APPROVAL OF RECORD DRAWING
CHIEF CONSTRUCTION ENGINEER
David B. Camacho
DATE: 6-17-99

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 59 56 81 105

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		K. B. L. K.		8-12-99	
		Transportation		R. W. Kane		8-12-99	
		Water/Wastewater		R. W. Kane		6-22-99	
		Hydrology		R. W. Kane		7-29-99	
		C.I.P.		R. W. Kane		8-11-99	
Const. Mngmt.							
NMUI							
CITY PROJECT NO.		5956.81		SHEET		OF 7	



VICINITY MAP C-20-Z

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
VINEYARD PARK IS LOCATED IN NORTHEAST ALBUQUERQUE, NORTH OF PASEO DEL NORTE AND WEST OF VENTURA. MENDOCINO DRIVE CURRENTLY DEAD-ENDS. THIS PROJECT PROPOSES TO ADD A CUL-DE-SAC. VINEYARD PARK IS IMMEDIATELY WEST OF THE CUL-DE-SAC.

THE IMPROVEMENTS PROPOSED BY THIS PLAN CONSIST OF MINOR GRADING AND LANDSCAPING OF THE EXISTING GROUND. THE PURPOSE OF THE PLAN IS TO CONDUCT A DRAINAGE STUDY OF THE EXISTING CONDITIONS AND DETERMINE THE DIRECTION OF THE RUN-OFF FLOWS.

THIS PLAN IS PRESENTED TO OBTAIN APPROVAL FOR DRC PLANS AND TO OBTAIN GRADING PERMIT APPROVAL.

II. EXISTING CONDITIONS
THE UNDEVELOPED SITE DRAINS IN A SOUTHWESTERLY DIRECTION OFFSITE. FLOWS ENTERING THE SITE FROM MENDOCINO ARE APPROXIMATELY 0.5 CFS PER THE PREVIOUSLY APPROVED VINEYARD DRAINAGE REPORT (CITY HYDROLOGY FILE C20-D3).

III. PROPOSED CONDITIONS
THE PROJECT PROPOSES TO CONSTRUCT A PLAY AREA SOUTHWEST OF THE CUL-DE-SAC. THIS PLAN ALSO PROPOSES TO ROUTE THE STREET'S RUNOFF AWAY FROM THE PARK TOWARDS THE SOUTH END OF THE CUL-DE-SAC. THE 100 YEAR FLOWS WILL BE CONVEYED UNDER THE SIDEWALK THROUGH 4-4" DIAMETER DRAIN PIPES. RIPRAP AND A SWALE ARE INCLUDED IN THE DESIGN TO DISPERSE AND DISTRIBUTE THE 1.4 CFS. THESE NEW IMPROVEMENTS PROVIDE ONLY A MINOR INCREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS. ACCORDINGLY THE INCREASE IN RUNOFF IS MINOR.

IV. CONCLUSION
DUE TO THE VERY SIMILAR HYDROLOGICAL CONDITIONS (BETWEEN EXISTING AND PROPOSED SITE HYDROLOGY) AND VERY MINOR WORK PROPOSED UNDER THIS PLAN, NO CALCULATIONS OF THE FLOW RATES OR IMPERVIOUS AREAS ARE PROVIDED HEREIN. THE SITE IS WELL WITHIN THE GENERAL LAND TYPE GUIDELINES FOR NORTH ALBUQUERQUE ACRES OF 43% A, 20%B, 20%C, AND 17%D.

GRADING NOTES

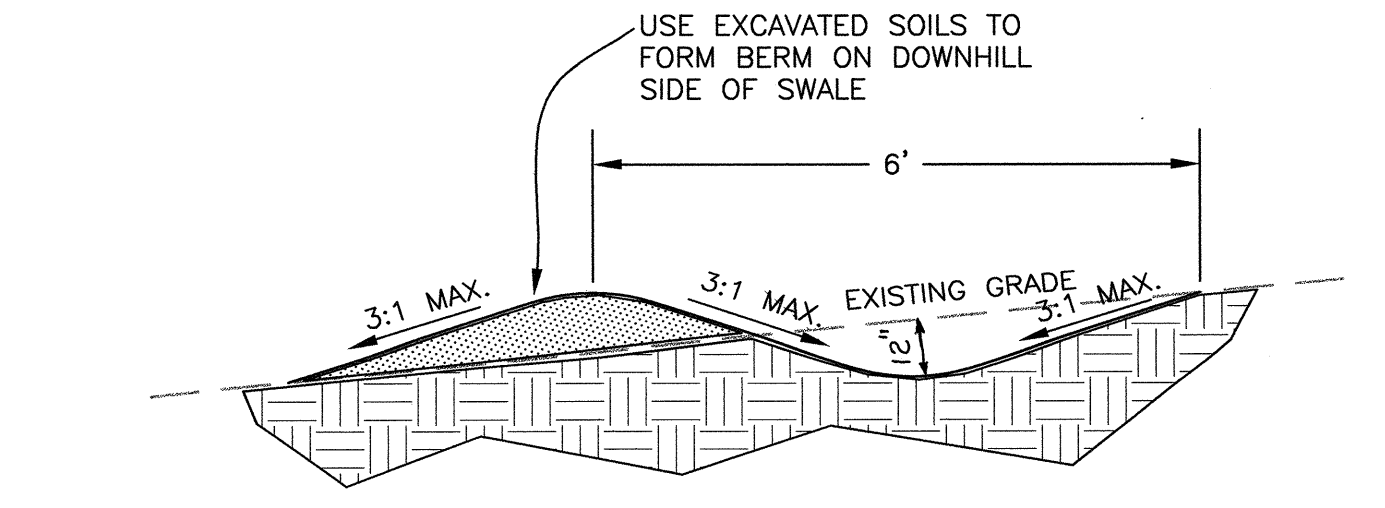
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY AS PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS.
- LIMITS OF DISTURBANCE ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL INSTALL SNOW FENCE, SILT FENCE, OR SOME TYPE OF TEMPORARY BARRIER TO MARK THE BOUNDARY OF OPERATIONS, STORAGE OF EQUIPMENT, AND ACCESS.

LEGEND

- EXISTING 1' INTERVAL CONTOUR
- EXISTING 1' INDEX CONTOUR
- PROPOSED 1' INTERVAL CONTOUR
- PROPOSED 1' INDEX CONTOUR
- ADD-ALTERNATE PROPOSED 1' INTERVAL CONTOUR
- ADD-ALTERNATE PROPOSED 1' INDEX CONTOUR
- PROPOSED SPOT ELEVATION (ABBREVIATED 55____')
- TOP OF SAND
- TOP OF PAVEMENT
- TOP OF CURB
- FLOW LINE (OF GUTTER)
- L.O.D.
- LIMITS OF DISTURBANCE
- ADD-ALTERNATE LIMITS OF DISTURBANCE

LEGAL DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 21-24, inclusive, Block 8, North Albuquerque Acres, Tract 3, Unit 3, North Albuquerque Acres

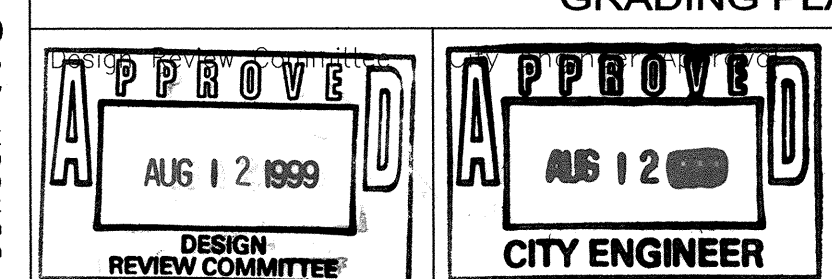


ON-CONTOUR SWALE SECTION

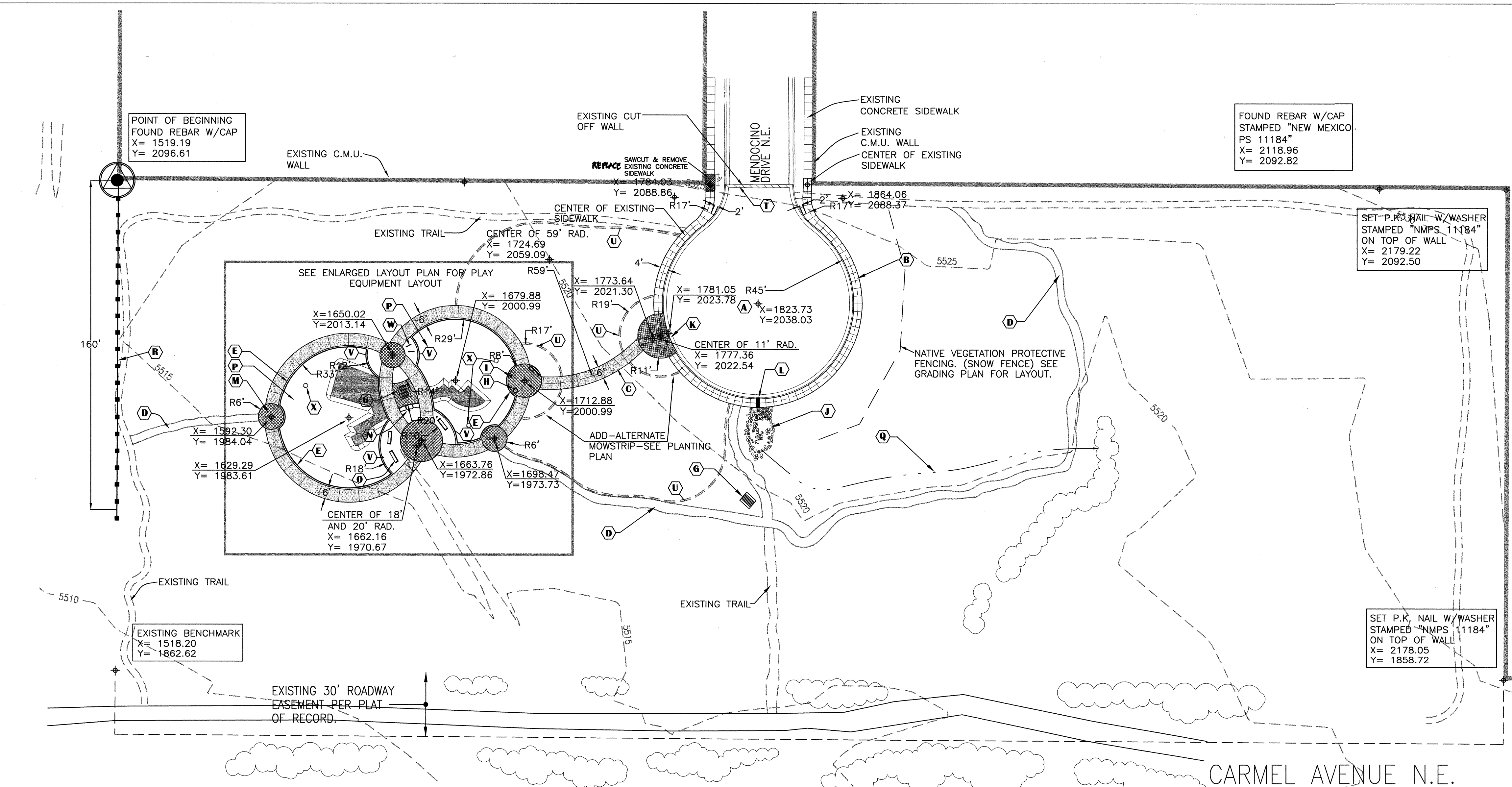
NOTE: THIS SWALE IS PROVIDED FOR WATER-HARVESTING PURPOSES, AND SPILLS TO THE EXISTING NATURAL SWALE TO THE EAST.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VINEYARD PARK GRADING PLAN

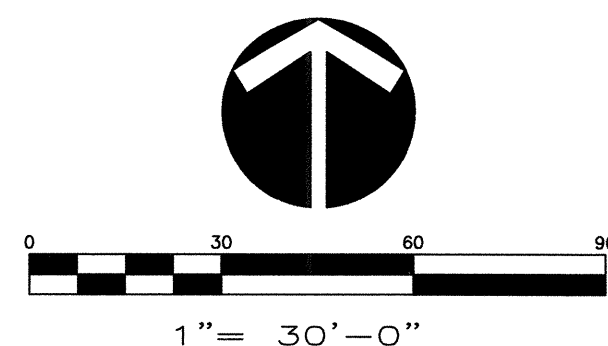


City Project No. 5956.81
Zone Map No. C-20-Z
Sheet 2 of 7



DRAIN PIPE AT CUL DE SAC - SECTION

NOT TO SCALE



(R) DRAIN PIPE AT CUL DE SAC - ELEVATION

NOT TO SCALE

HANDICAPPED RAMP

NOT TO SCALE

CONSTRUCTION NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND AS PER THE DETAILS LISTED BELOW.

- A** INSTALL PAVED CUL-DE-SAC AS PER C.O.A STANDARD DETAILS
RESIDENTIAL STREET PAVING-2405
STANDARD CURB AND GUTTER 2415
TYPICAL CUL-DE-SAC LAYOUT-2510
- B** INSTALL CONCRETE SIDEWALK AS PER C.O.A STD DETAIL
#2720.
- C** INSTALL COLORED AND TEXTURED CONCRETE SIDEWALK AS PER
C.O.A. STD DETAIL #2720. BOMANITE COLOR: GRANOLA
- D** CREATE 2' WIDE NATURAL SURFACE TRAIL ON GRADE.
- E** INSTALL CONCRETE TURN DOWN AT PLAY AREA AS PER
C.O.A STD DETAIL #2728. SEE SHT. 4.
- F** INSTALL WATER HARVESTING CONTOUR SWALE-
SEE GRADING PLAN
- G** INSTALL PICNIC TABLE - SEE SITE
FURNISHINGS LEGEND
- H** INSTALL TRASH RECEPTACLE - SEE SITE
FURNISHINGS LEGEND
- I** INSTALL DRINKING FOUNTAIN AS PER COA STANDARD DETAIL 2709B
SEE SITE FURNISHINGS LEGEND
- J** INSTALL COBBLE EROSION PROTECTION ON SLOPES AT DRAIN
AS PER DETAIL A
- K** INSTALL WHEELCHAIR RAMP AT CONCRETE SIDEWALK
AS PER DETAIL C
- L** INSTALL DRAIN PIPES AS PER DETAIL A AND B
- M** INSTALL COLORED AND PATTERNED CONCRETE AS PER C.O.A. STD.
DETAIL #2720. SEE MATERIALS LEGEND. BOMANITE COLOR:SUNSET
- N** INSTALL BOULDER SEATING AS PER DETAIL B/4
- O** INSTALL BENCHES AS PER MANUFACTURER'S SPECIFICATIONS
SEE SITE FURNISHINGS LEGEND.
- P** INSTALL 12" DEPTH MASONRY SAND
SEE COA STANDARD DETAILS 2728 AND 2729.
- Q** DRAINAGE SWALE-SEE GRADING PLAN
- R** INSTALL 4' FENCE AS PER MANUFACTURER'S SPECIFICATIONS.
PARALLEL TO AND 1' EAST OF WEST PROPERTY LINE.
SEE SITE FURNISHINGS LIST.
- S** POURED IN PLACE RESILIENT SAFETY SURFACE
SEE MATERIAL LEGEND AND DETAIL A/4
- T** REMOVE AND DISPOSE OF EXISTING CUT OFF WALL
PRIOR TO INSTALLATION OF CUL DE SAC.
- U** INSTALL CONCRETE MOWSTRIP AS PER C.O.A. STD DETAIL 2726
ADDITIVE ALTER
- V** INSTALL COLORED LANDSCAPE EDGER WALL AS PER C.O.A. STD
DETAIL #2729. BOMANITE COLOR: GRANOLA
- W** INSTALL BIKE RACK- SEE SITE FURNISHINGS LEGEND
- X** INSTALL BOLLARD- SEE SITE FURNISHINGS LEGEND

SITE FURNISHINGS LEGEND

- o 24") BOLLARD
MODEL #TF6091 AS MFG BY WAUSAU TILE
1-800-231-4836. COLOR: RED POLISHED. TERRAZZO. #98-N-470
- ✓ BIKE RACK
(2) MODEL # U238-P-IG-B "U" RACKS AS MFG BY: MADRAX
1-800-448-7931 INGROUND MOUNT, BLACK POWDER COAT
FINIC TABLE
- MODEL # 100-6BPL S-1 EMBED AS MFG BY: DUMOR, INC
COLOR: GREEN PLASTIC/BLACK POWDER COAT STEEL
CONTACT: EXERPLAY 281-0151
- o TRASH RECEPTACLE
MODEL # RINCONADA II AS MFG BY: MATERIALS, INC.
COLOR: SAN DIEGO BUFF
CONTACT: MATERIALS INC. 867-9035
- BENCH W/BACK
MODEL # 88-60PL S-1 EMBED AS MFG BY: DUMOR, INC
COLOR: GREEN PLASTIC/BLACK POWDER COAT STEEL
CONTACT: EXERPLAY: 281-0151
- BENCH
MODEL # 103-60PL S-1 EMBED AS MFG BY: DUMOR, INC
COLOR: GREEN PLASTIC/BLACK POWDER COAT STEEL
CONTACT: EXERPLAY: 281-0151
- DRINKING FOUNTAIN
MODEL # 410 (SURFACE MOUNT) AS MFG BY: MFC
COLOR: BLACK. CONTACT: EXERPLAY: 281-0151
- FENCE 2 RAIL, 4' HEIGHT
MODEL # 2MS2046B AS MFG BY: AMERISTAR 800.321.8724
COLOR: DESERT SAND

MATERIALS LEGEND

-  COLORED AND TEXTURED CONCRETE SIDEWALK
 BOMANITE COLOR: GRANOLA
 POURED IN PLACE RESILIENT SURFACING
 AS MANUFACTURED BY SURFACE CREATIONS
 COLOR: 1100 (HCR1)
 CONTACT: LEISURE DESIGN 1-800-453-2232
 COLORED AND PATTERNED CONCRETE
 12" SQUARE BOMANITE PATTERN
 BOMANITE COLOR: SUNSHINE
 BOULDER SEATING - LIMESTONE, 3'
 MINIMUM LENGTH
 NATURAL SURFACE ON GRADE TRAIL,
 12" WIDE



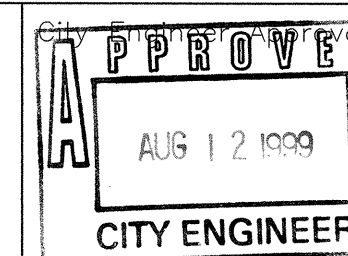
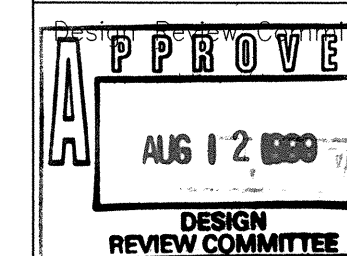
5150 A SAN FRANCISCO N
ALBUQUERQUE, NM 8710
PHONE:505-822-820
FAX:505-822-828
E-MAIL:mail@sites-sw.com
WEB:www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VINEYARD PARK
LAYOUT/CONSTRUCTION PLAN

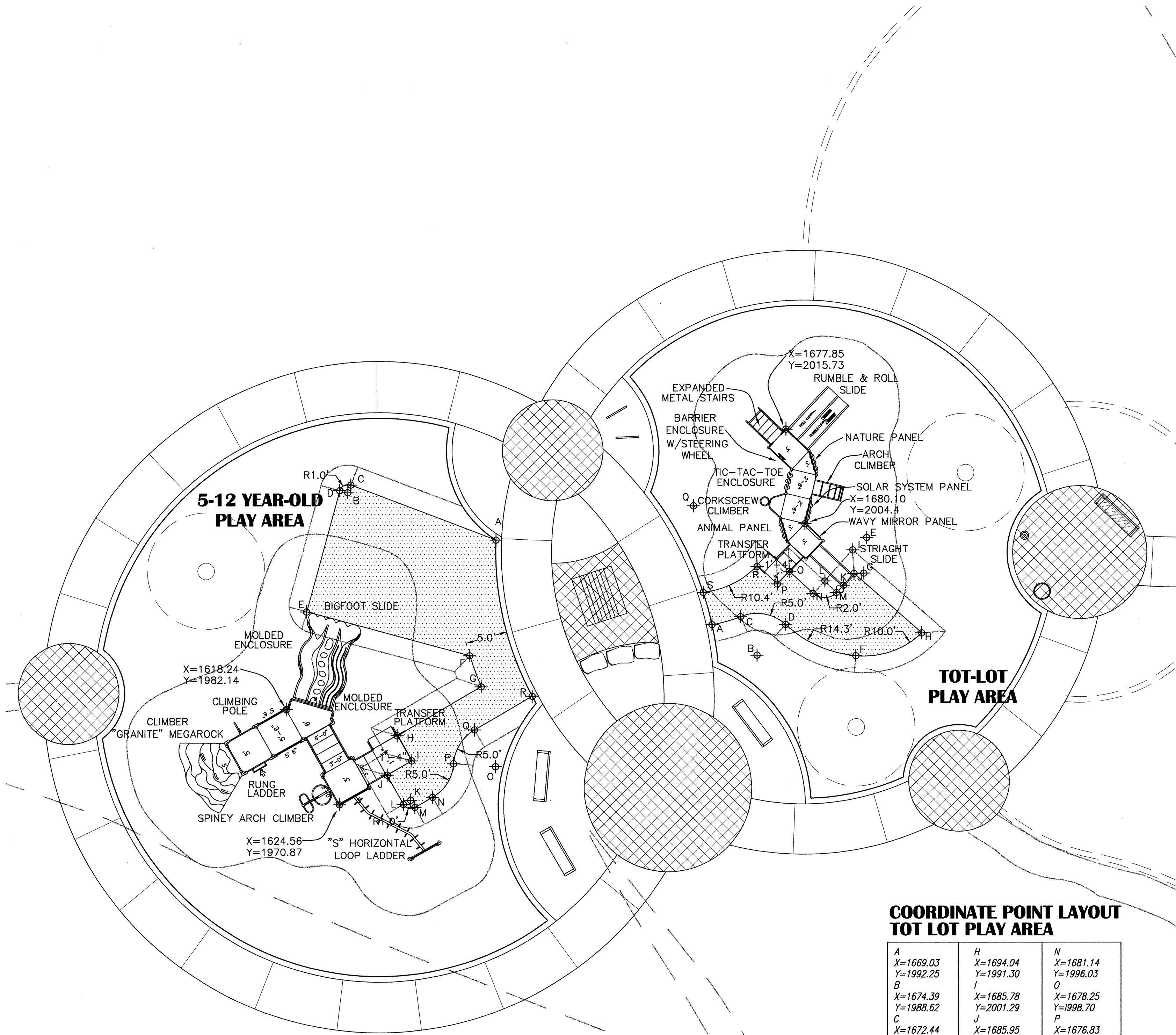


City Project No

Zone Map No.
C-20-7

Sheet	3	Of
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COORDINATE POINT LAYOUT
5-12 YEAR OLD PLAY AREA

A X=1643.25 Y=2002.44	F X=1640.12 Y=1988.54	K X=1633.06 Y=1971.40	O X=1643.17 Y=1975.41
B X=1625.60 Y=2008.10	G X=1641.49 Y=1984.82	L X=1632.20 Y=1970.90	P X=1638.18 Y=1975.75
C X=1625.95 Y=2009.04	H X=1631.52 Y=1979.09	M X=1633.56 Y=1970.54	Q X=1640.68 Y=1979.75
D X=1624.63 Y=2008.36	I X=1633.23 Y=1976.10	N X=1635.68 Y=1971.75	R X=1647.56 Y=1983.69
E X=1620.69 Y=1993.80	J X=1630.24 Y=1974.39		

COORDINATE POINT LAYOUT
TOT LOT PLAY AREA

A X=1669.03 Y=1992.25	H X=1694.04 Y=1991.30	N X=1681.14 Y=1996.03
B X=1674.39 Y=1988.62	I X=1685.78 Y=2001.29	O X=1678.25 Y=1998.70
C X=1672.44 Y=1993.22	J X=1685.95 Y=1998.47	P X=1676.83 Y=1997.17
D X=1677.80 Y=1992.28	K X=1684.55 Y=1996.90	Q X=1666.83 Y=2006.48
E X=1687.47 Y=2002.77	L X=1682.44 Y=1997.53	R X=1674.44 Y=1999.40
F X=1686.17 Y=1988.56	M X=1683.90 Y=1996.18	S X=1667.98 Y=1996.15
G X=1687.13 Y=1998.49		

PLAY EQUIPMENT PARTS LIST

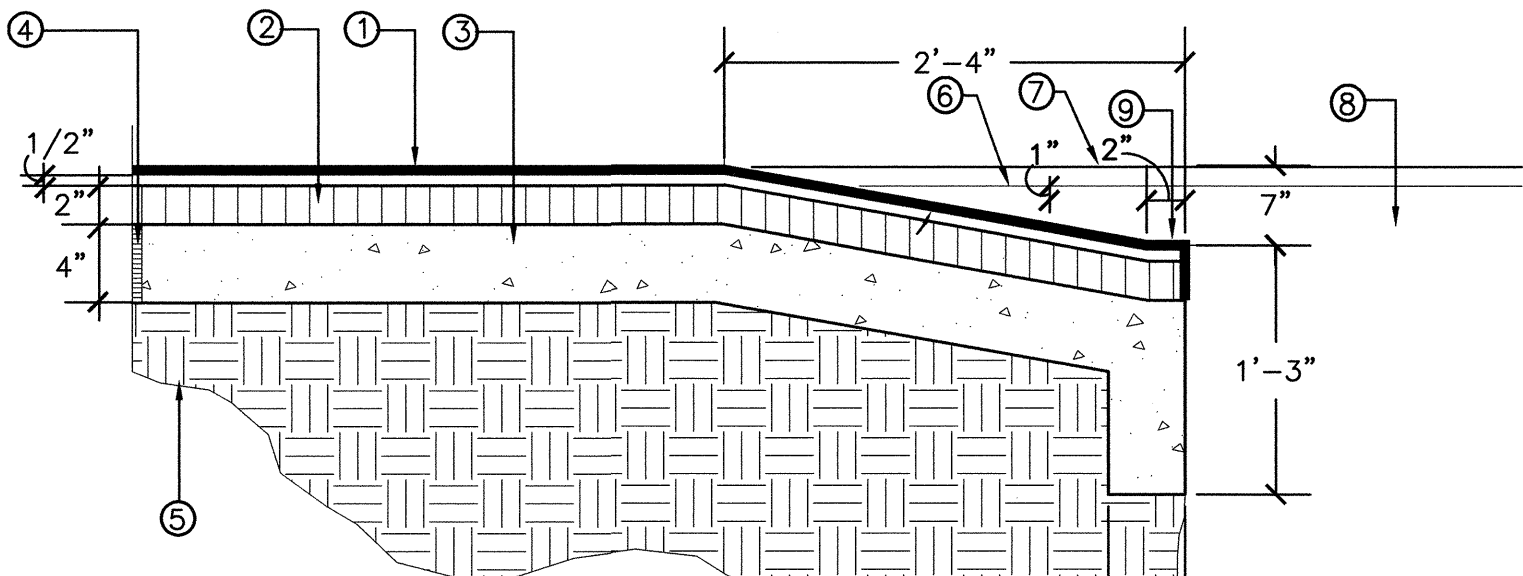
ALL PLAYGROUND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, ASTM SPECIFICATIONS AND CPSC GUIDELINES FOR PLAYGROUND SAFETY. SHOULD FIELD CONDITIONS CONFLICT WITH PROPER INSTALLATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION, PRIOR TO INSTALLATION OF EQUIPMENT. CONTACT: LEISURE DESIGN 1-800-543-2232

FIVE TO TWELVE YEAR OLD PLAY AREA

QUANTITY	ITEM NUMBER	DESCRIPTION	COLOR
3	10000	49" Square Expanded Metal De	BEIGE
5	10132	12' Upright Ass'y (ALUM)	TEAL
6	10131	11' Upright Ass'y (ALUM)	TEAL
2	10129	9' Upright Ass'y (ALUM)	TEAL
1	10267	3' Transfer Platform	BEIGE/CORAL
1	10443	3'-0" Access Step Link	BEIGE
1	10599	Mossyrock Megarock	MOSSY
1	10080	4' 5' Climbing Pole	CORAL
2	10102	Above & Below Deck Mold Enc	
1	10499	Bigfoot Slide	BEIGE
1	10052	5'-6' Rung Access	CORAL
1	10661	3'-0" Spiney Arch Climber	CORAL
1	10339	3'-0" "S" Horiz. Loop Attch	CORAL

TOT-LOT PLAY AREA

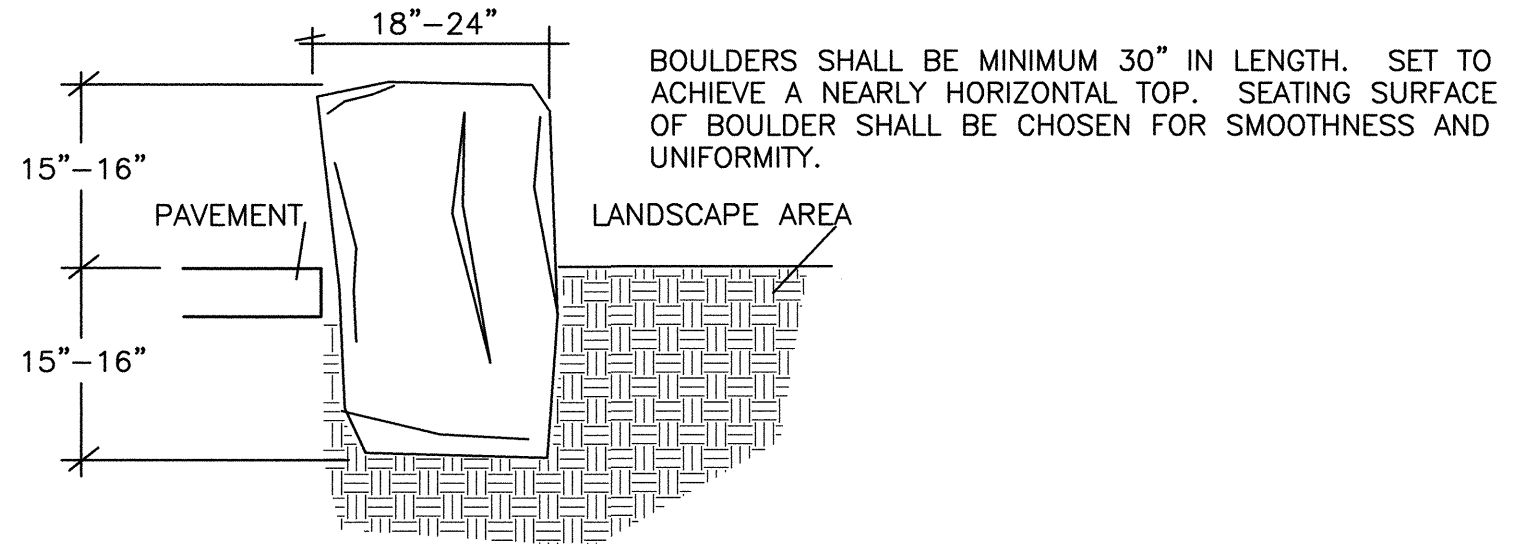
QUANTITY	ITEM NUMBER	DESCRIPTION	COLOR
3	13300	36" Sq. Deck Exp Mtl (Tot)	BEIGE
2	13301	36" Tri Deck (TotTime)	BEIGE
1	13302	Rectangular Exp Mtl Deck	BEIGE
12	13323	3' 4" Uprt Ass'y Alum. 8'	TEAL
1	13364	36" Trans Platform 3' Deck	BEIGE/CORAL
1	13448	Animal Panel	
1	13376	2'-6" / 3'-0" Corkscrew	CORAL
1	13439	Tic-Tac-Toe Encl TotTime	
1	13462	Barrier Encl w/ Steer Wheel	CORAL
1	13352	2'-6" Stairs	BEIGE/CORAL
1	13525	Rumble and Roll (TotTime)	BEIGE
1	13449	Nature Panel	
1	13371	2'-6"/3'-0" Arch Climber	CORAL
1	13446	Solar System Panel	
1	13429	Wavy Mirror Panel	
1	13496	Straight Tot Slide (TT)	BEIGE



- 1/2" RUBBER EPDM SURFACE LAYER.
- 1 1/2" RUBBER SBR CUSHION LAYER.
- 4" 4000 PSI CONCRETE WITH BRUSH FINISH (SEE SECTION 101).
- 1/2" EXPANSION JOINT.
- 95% COMPACTED SUBGRADE.
- LEVEL OF SAND 1" BELOW TOP OF CONCRETE EDGER WALL.
- CONCRET EDGER WALL, SEE C.O.A. STD. DWG. 2729.
- 12" DEEP SAND.
- 2" FLAT AREA.

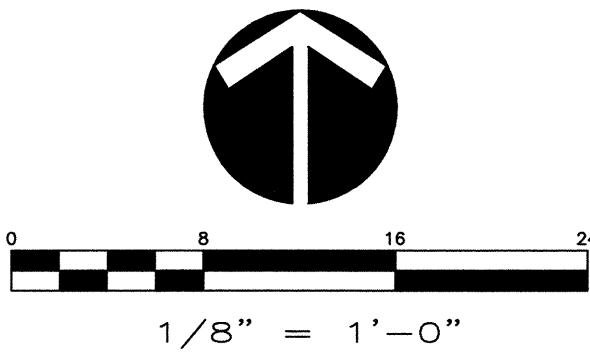
A POURED IN PLACE SAFETY SURFACE

NOT TO SCALE



B BOULDER SEAT WALL

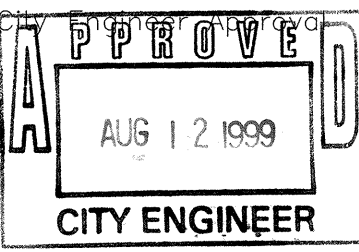
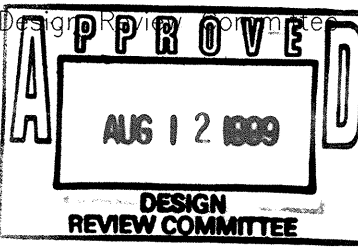
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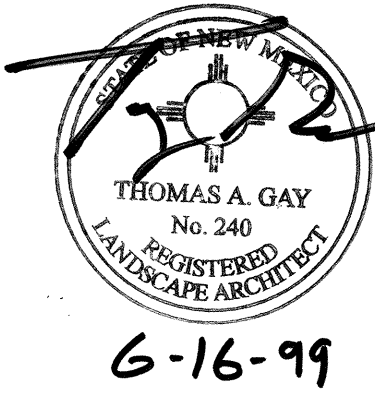
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VINEYARD PARK
ENLARGED LAYOUT PLAN
PLAY AREA

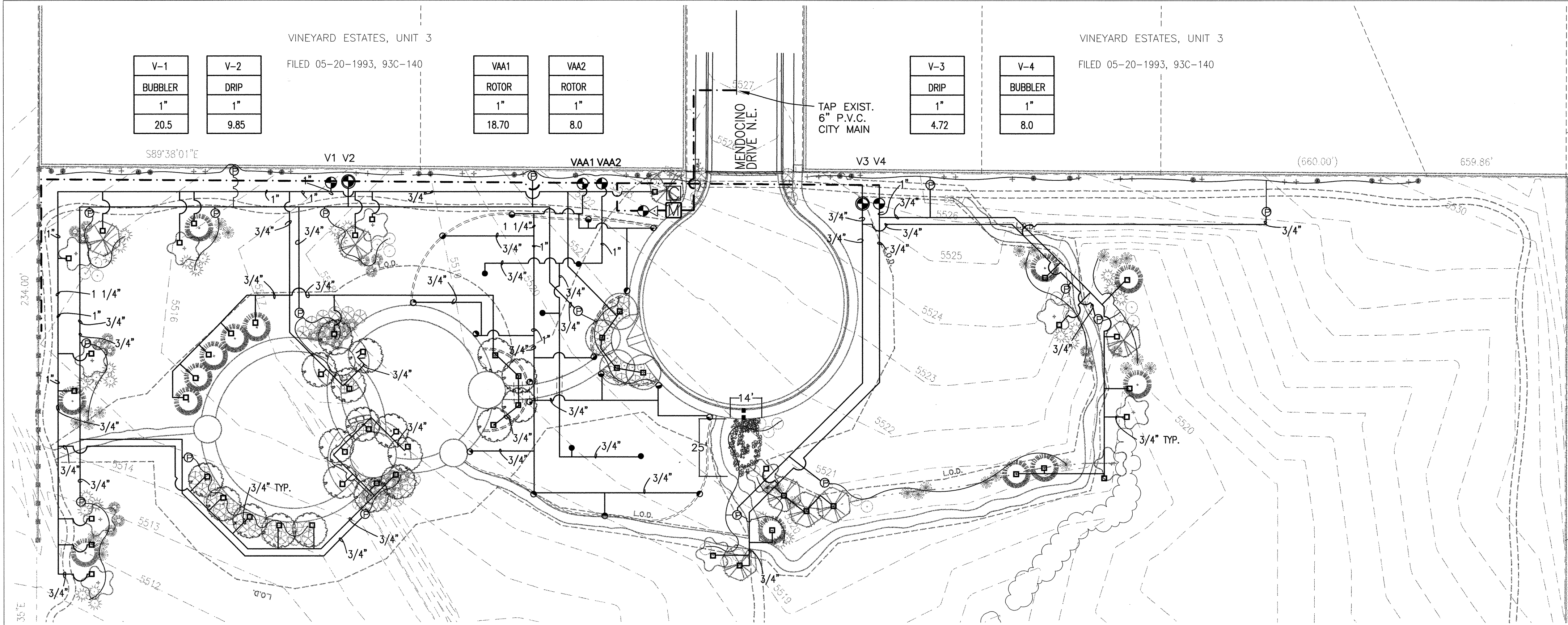


City Project No. 5956.81 Zone Map No. C-20-Z Sheet 4 Of 7

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				LANDSCAPE ARCHITECT'S SEAL			
CONTRACTOR	DATE	WORK BY	DATE	NO.	BY	DATE		NO.	BY	DATE		NO.	BY	DATE	
INSPECTOR'S	DATE	ACCEPTANCE BY	DATE												
VERIFICATION BY	DATE	DRAWN BY	DATE												
MICRO-FILM INFORMATION															
RECORDED BY	DATE														
NO.															



REMARKS	BY	DATE
REVISIONS		
DESIGN		
Designed By: dja/teg		6-15-99
Drawn By: paa		6-15-99
Checked By: TAG		6-15-99



IRRIGATION LEGEND

ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER CITY OF ALBUQUERQUE STANDARD DRAWING INDICATED OR AS PER THE DETAILS, SEE SHEET 7.

- IRRNET 16 STATION CONTROLLER, M51 1T SR WITH KEYPAD V308 IN STRONGBOX SB-16SSW, PED-16SS PEDESTAL MOUNT STAINLESS STEEL ENCLOSURE GROUND CONTROLLER AS PER DETAIL B/7.
- 2" WATER METER
- 2" RAINBIRD PEB MASTER VALVE AND 1 1/2" MULTI-JET MASTER METER (FLOWMETER) WITH ELECTRICAL OUTPUT REGISTER WIRED TO CONTROLLER AND 2" WATTS SERIES 909 NRS-QT REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALL IN STRONGBOX SBBC-60-ALHPI ENCLOSURE AND WRAP WITH HEAT TAPE. INSTALL AS PER DETAIL C/7.
- RAINBIRD PEB-PRS AUTOMATIC CONTROL VALVE ASSEMBLY WITH PRESSURE REGULATOR. SEE PLAN FOR SIZE. INSTALL AS PER C.O.A STD DETAIL 2703
- RAINBIRD PEB-PRS CONTROL VALVE (SIZE AS PER PLAN) WITH NETAFIM DISK FILTER: 1" SHORT TECHFILTER TF10912-200 INSTALL AS PER C.O.A STD DETAIL 2709-A
- BUBBLER- RAINBIRD 1402 PRESSURE COMPENSATING .50 GPM INSTALL AS PER C.O.A. DETAIL 2710
- P.V.C. TO POLY PIPE CONNECTION AND SENNINGER PMR30LF 3/4" INLINE PRESSURE REGULATOR. INSTALL AS PER DETAIL A/7.
- HARDIE DBK 08 (2GPH) EMITTER ON RAINUBE 1/2" POLY TUBING. INSTALL 2 EMITTERS PER SHRUB OR VINE, TYP. INSTALL AS PER DETAIL A/7.
- 2" MAINLINE PIPING- SCH. 40 PVC
- LATERAL PIPING SCH 40 PVC SIZE AS PER PLANS.
- SLEEVE PIPE- SCH 40 PVC- SIZE SLEEVE TWO SIZES LARGER THAN PIPE TO BE SLEEVED

VALVE LEGEND

VALVE NO.	SIZE	DESCRIPTION	MAX. DEMAND	RUN TIME FOR 1/2" PRECIPITATION
VAA1	1"	TURF	18.70	71 min.
VAA2	1"	TURF	8.0	142 min.
V1	1"	TREE BUBBLER	20.5	-
V2	1"	DRIP	9.85	-
V3	1"	DRIP	4.72	-
V4	1"	TREE BUBBLER	8.0	-

IRRIGATION SCHEDULE - TYPICAL JULY

STATION	CALCULATED PRECIPITATION	RUN TIME IN MINUTES	CYCLES PER IRRIGATION	IRRIGATIONS PER 2 WEEK PERIOD	COMMENTS
VAA1	0.42" PER HOUR	71	1	7	TURFGRASS; 2"/WEEK; IRRIGATE EVERY OTHER DAY
VAA2	0.21" PER HOUR	142	1	7	TURFGRASS; 2"/WEEK; IRRIGATE EVERY OTHER DAY

IRRIGATION NOTES

THE IRRIGATION SYSTEM IS DESIGNED FOR AN APPROXIMATE OPERATING PRESSURE OF 60 PSI AT THE HEAD. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO INITIATION OF CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PROCEEDING.

COMPLY WITH REQUIREMENTS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE UNIFORM PLUMBING CODE, AND ANY OTHER GOVERNMENTAL BODIES HAVING JURISDICTION.

WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS, THEY SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERFLOW.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT, PRIOR TO BACKFILL.

PRIOR TO SEEDING, CONTRACTOR SHALL PERFORM A WATER AUDIT AS PER THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE. IRRIGATION SYSTEM MUST HAVE A MINIMUM DISTRIBUTION UNIFORMITY OF 65% AS PER COA WATER ORDINANCE (SECTION 6-1-1-9). RESULTS SHALL BE PROVIDED TO THE OWNER, PRIOR TO PROCEEDING WITH SEEDING OPERATION.

COORDINATE INSTALLATION OF NEW POWER SOURCE FOR BACKFLOW, HEAT TAPE, AND CONTROLLER W/PNM (ROBERT SANCHEZ @ 241-3429)

WORK UNDER THIS SECTION CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.

EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR IRRIGATION LINES AND EQUIPMENT. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. CALL N.M. ONE CALL AT 260-1990 FOR BLUE STAKING.

CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.

REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.

ALL VALVES TO BE IN APPROVED VALVE BOXES. LOCATE VALVE BOXES IN GROUPS OF TWO OR THREE AND NEAR WALKWAYS WHEREVER POSSIBLE.

COORDINATE CONTROLLER PROGRAMS BY ZONE TO AVOID STATION TIME OVERLAP. TIME SCHEDULES BY ZONE SHOULD BE SUBMITTED TO PROJECT MANAGER AT THE FINAL ACCEPTANCE OF CONSTRUCTION.

IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED FOR INSTALLATION, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS RECOMMENDED BY THE MANUFACTURER.

ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.

THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN SATISFACTORY WORKING ORDER DURING THE TIME OF CONTRACT WORK.

ADDITIVE ALTERNATE TURF AREA, VALVES VAA1 & VAA2 INSTALL SPRINKLERS AS PER C.O.A. DETAIL 2709

- RAINBIRD PEB-PRS AUTOMATIC CONTROL VALVE ASSEMBLY WITH PRESSURE REGULATOR. SEE PLAN FOR SIZE. INSTALL AS PER C.O.A STD DETAIL 2703
- HUNTER PGP-ADV-03 ROTOR SPRAY HEAD 1.2 GPM
- HUNTER PGP-ADV-05 ROTOR SPRAY HEAD 2.0 GPM
- HUNTER PGP-360-05 ROTOR SPRAY HEAD 2.0 GPM
- LATERAL PIPING SCH 40 PVC

VALVE LEGEND

VALVE NUMBER	VAA2
HEAD TYPE	ROTOR
VALVE SIZE	1"
VALVE DEMAND	8.0

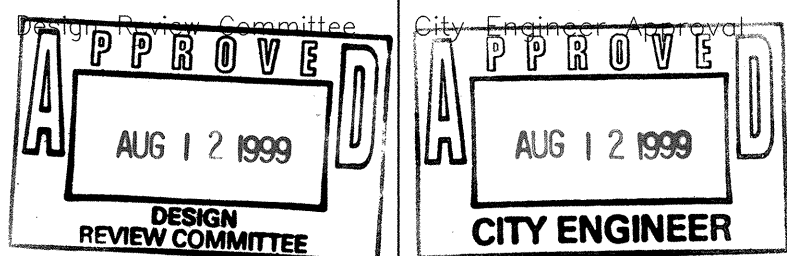


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PLANNING
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VINEYARD PARK

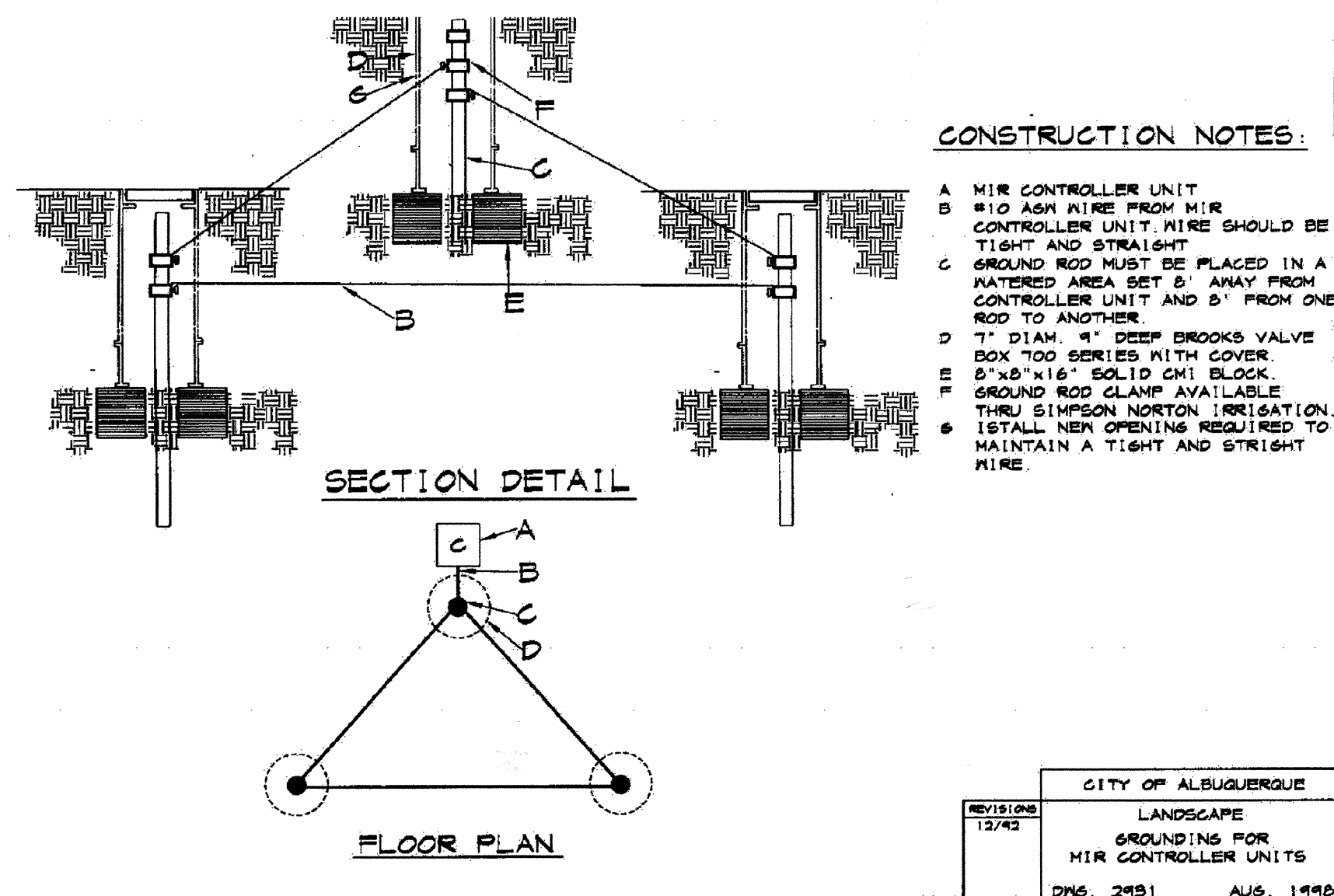
IRRIGATION PLAN



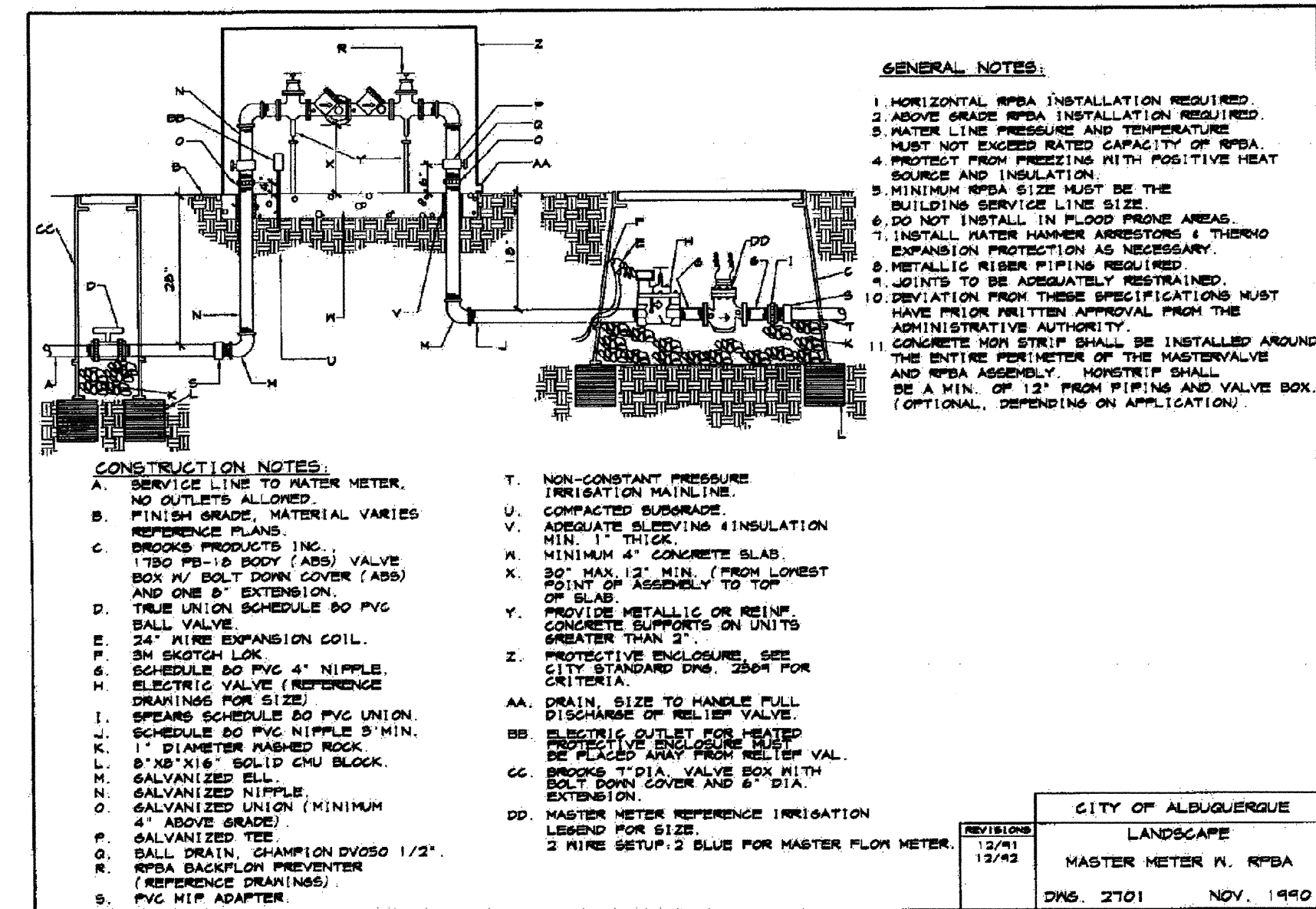
City Project No. 5956.81 Zone Map No. C-20-Z Sheet 5 Of 7

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- A detailed cross-sectional diagram of a water supply system for a tree. The diagram shows a horizontal water pipe (A) with a vertical riser (C) on the left and a vertical drop (I) on the right. The riser (C) is supported by a bracket (D) and a base (F). The drop (I) is supported by a bracket (G) and a base (K). The pipe (A) is connected to a tree (O) via a vertical riser (H) and a horizontal pipe (L). The tree (O) is shown with a trunk and foliage. The ground is represented by a hatched pattern (B). The diagram includes dimensions: 13 inches for the height of the riser (C) and 8 inches for the height of the drop (I). Other labels include E, J, M, and N.

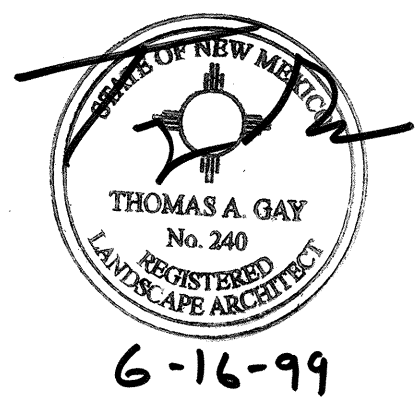
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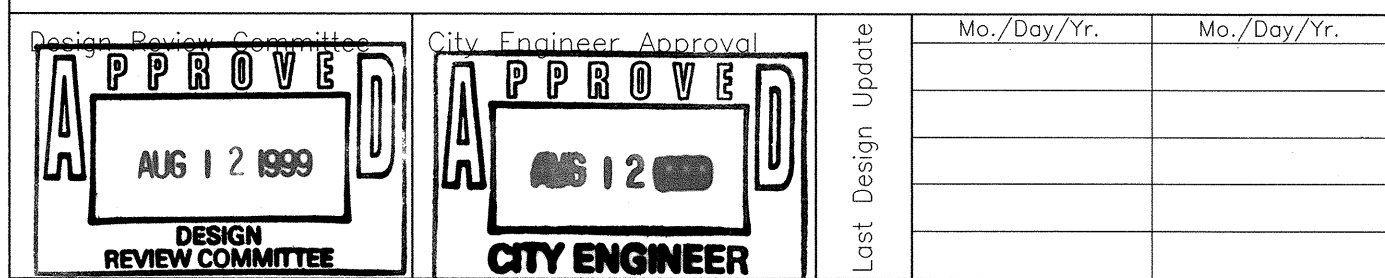
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			No.	Date	REMARKS	BY
REVIEWS DESIGN						
Designed By: dja.tog						
Drawn By: dja						
DATE: 6-15-99						
Checked By: TAG						
DATE: 6-15-99						




 CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VINYARD PARK

IRRIGATION DETAILS



City Project No.	Zone Map No.	Sheet	Of
5956.81	C-20-Z	7	7