

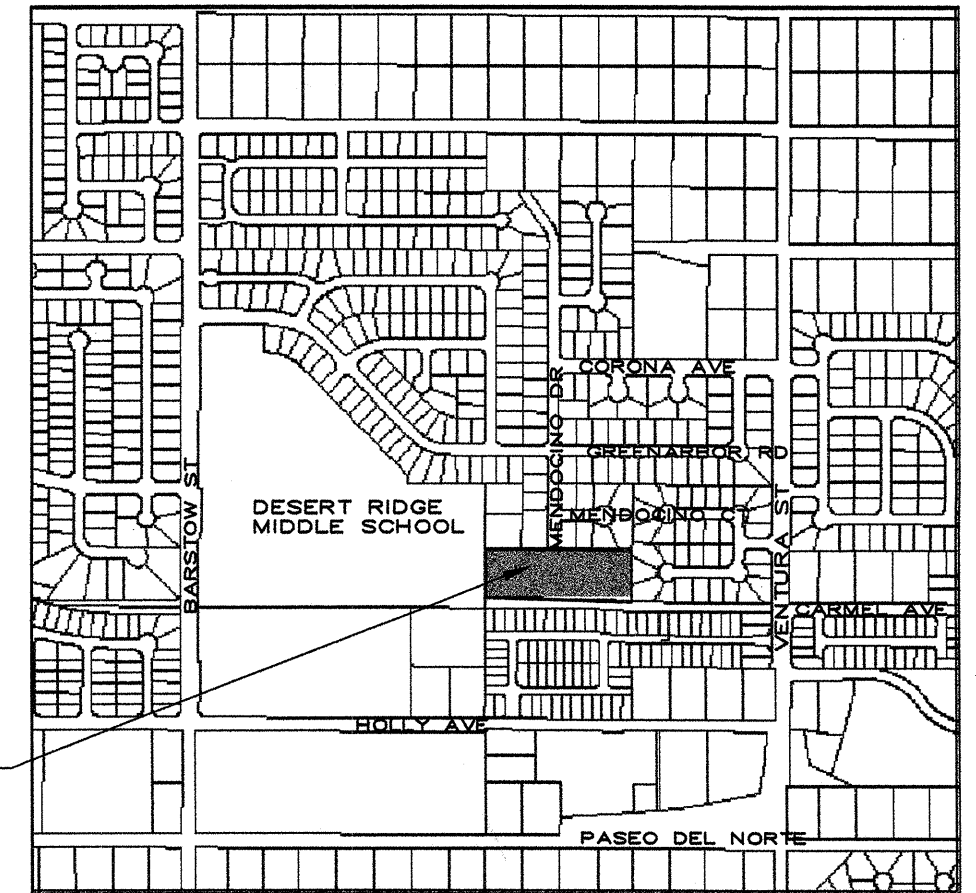
# VINEYARD PARK PHASE II 8300 MENDOCINO DR NE

## CONSTRUCTION PLANS ALBUQUERQUE, NEW MEXICO

APRIL 21, 2004



SITE



VICINITY MAP

ZONE ATLAS PAGE C-20  
N.T.S.

### INDEX OF SHEETS

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### PROPERTY INFORMATION

LEGAL DESCRIPTION: LOTS 21 THRU 24, BLOCK B  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES

TOTAL PARK AREA = 3.4 AC.

TOTAL PHASE II PROJECT AREA: 3.2 ACRES  
COOL SEASON TURF AREA: 1.87 ACRES  
WARM SEASON TURF AREA: 1.35 ACRES  
TOTAL TURF AREA: 1.87 ACRES

**Resource Technology, Inc.**  
Civil Engineering  
Environmental Sciences  
Water Resources  
Landscape Architecture  
Planning  
5501 Jefferson Blvd. NE, Suite 200  
Albuquerque, New Mexico 87109  
E-mail: rti@nm.net  
Telephone: (505) 243-7300  
Facsimile: (505) 243-7400

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	APPROVED FOR CONSTRUCTION	
		DRC CHAIRMAN				CITY ENGINEER	
		TRANSPORTATION					
		WATER/WASTEWATER					
		HYDROLOGY					
CIP						DATE	
CONSTR. COORD.							
CITY PROJECT NO.		5956.91		SHEET 1 OF 8			

## GOVERNING SPECIFICATIONS

MONUMENTATION INFORMATION

3) THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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 AVENUE. THE CONTRACTOR SHALL MAINTAIN ANY PERMANENT SURVEY MONUMENTS UNDISTURBED. CONTRACTOR SHALL AT HIS OWN EXPENSE ADJUST THE MONUMENT OF ANY COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED, REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

## EARTHWORK

11) CONTOURS SHOWN ARE FOR FINAL GRADE. IN GRAVEL MULCH AREAS THE TOP OF SOIL GRADE WILL NEED TO BE ADJUSTED TO ACCOUNT FOR THE DEPTH OF GRAVEL.

## WASTE DISPOSAL REQUIREMENTS

13) ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING, ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE DISPOSAL SITE DECIDED UPON AND COORDINATED BY THE CONTRACTOR, WITH THE APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IN WRITING OF THE DETAILS OF DISPOSAL OPERATIONS. BORROW MATERIALS, ROCK, SOIL, VEGETATION, DEBRIS, ETC., MUST BE PLACED IN WETLAND AREAS OR AREAS WHICH MAY IMPACT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES. AN ARCHAEOLOGICAL SURVEY AND ENVIRONMENTAL CLEARANCE SHALL BE GAINED BY THE CONTRACTOR BEFORE DISPOSAL SITES ARE ACCEPTED.

## HAZARDOUS SPILLS REQUIREMENTS

14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEANUP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OIL, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, ETC., WHICH MAY BE RELEASED INTO THE AIR OR TO THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING DISCOVERIES OF PAST SPILLS AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY TO THE NM ENVIRONMENTAL EMERGENCY RESPONSE CENTER AT 827-9328. NON-EMERGENCIES MAY BE REPORTED TO 428-2500.

## ENVIRONMENTAL COMPLIANCE

16) THE AIR POLLUTION CONTROL REGULATION OF THE ALBUQUERQUE - BERNALILLO COUNTY AIR QUALITY CONTROL BOARD LIMIT EMISSIONS OF PARTICULATE MATTER AND THE USE OF CUT BACK ASPHALT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLARIFY THESE RESTRICTIONS WITH THE ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF BIDS TO AVOID CONFLICT WITH THE REGULATIONS. CALL THE ENVIRONMENTAL HEALTH DEPARTMENT AT 768-2600.

## UTILITIES

20) ALL UTILITY VALVE BOXES, MANHOLES, AND/OR UTILITY POLES WHICH FALL WITHIN CONSTRUCTION ZONE SHALL BE ADJUSTED TO GRADE OR RELOCATED BY THE RESPECTIVE UTILITIES, UNLESS OTHERWISE NOTED ON PLANS. THE CONTRACTOR SHALL COORDINATE SUCH ACTIVITIES IN ORDER TO FACILITATE ADJUSTMENT OR RELOCATION IN A TIMELY MANNER.

## GENERAL CONSTRUCTION

32) UPON COMPLETION OF CONSTRUCTION ALL AREAS WITHIN PROJECT LIMITS WHICH ARE DISTURBED OR ARE TO BE REVEGETATED SHALL BE SEEDED IN ACCORDANCE WITH SECTION 1012 - "NATIVE PLANT SEEDING" OF THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

37) WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING ASPHALT, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.

## ROADWAY CONSTRUCTION

45) THE FINAL SURFACE OF THE REPLACED PAVEMENT AND GUTTER SHALL CONFORM TO A GRADE LINE SET BY THE CONTRACTOR SUCH THAT THE PAVEMENT AND GUTTER WILL READILY DRAIN AND DOES NOT VARY SIGNIFICANTLY FROM ADJACENT EXISTING GRADES.

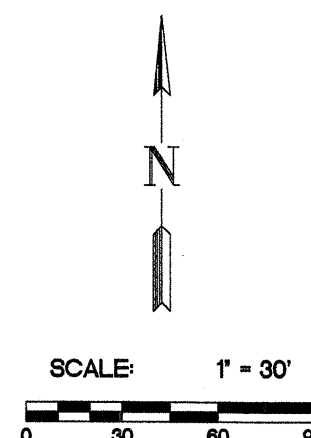
## CONSTRUCTION STAKING

46) BID ITEM 004.01 CONSTRUCTION STAKING SHALL INCLUDE ALL SURVEYING AND CONTROL STAKING NECESSARY TO ESTABLISH PROJECT CENTERLINE, TOE OF SLOPE CATCH POINTS AND OTHER FEATURES AS REQUIRED FOR CONSTRUCTION OF THE PROJECT.

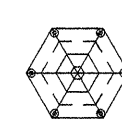
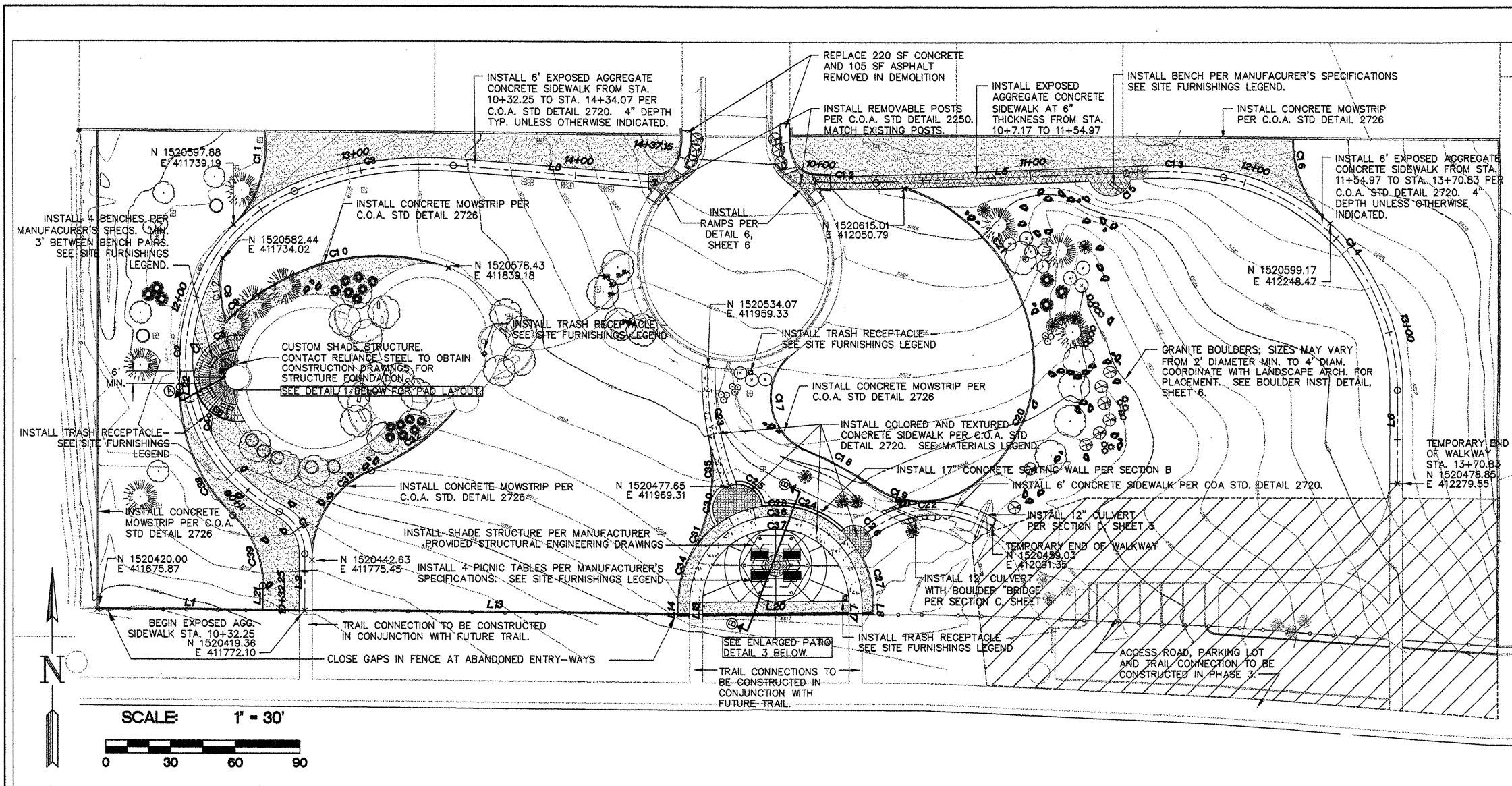
## CONSTRUCTION SURVEYING

47) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND RECORDING ALL EXISTING AND FINAL GRADES BY CROSS-SECTIONING OR OTHER MEANS, FOR THE PURPOSE OF DETERMINING EARTHWORK QUANTITIES. THESE RECORDS WILL BE SUBJECT TO REVIEW BY THE CITY AND/OR ENGINEER FOR VERIFICATION OF PAY QUANTITIES.

						<b>CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARKS AND MEDIANS DIVISION</b>  TITLE: <b>VINEYARD PARK (PHASE II)</b> <b>8300 MENDOCINO DR NE</b> <b>GENERAL NOTES</b>					
Design Review Committee			City Engineer Approval								
PROJECT NO.			MAP NO.			Last Design Update			Mo./Day/Yr.		
5956.91			C-20			SHEET			OF		







**SITE FURNISHING LEGEND**

32" HEXAGONAL SHELTER  
MODEL #8032 AS MFG BY: LITCHFIELD  
COLOR: BURNT RED METAL ROOF/EBONY METAL FRAME  
CONTACT: CHURCH RECREATIONS

PICNIC TABLE  
MODEL #100-80PLS-1 EMBED AS MFG BY: DUMOR, INC  
MODEL #100-68PLS-1 EMBED AS MFG BY: DUMOR, INC  
COLOR: GREEN PLASTIC/BLACK POWDER COAT STEEL

BENCH W/BACK  
MODEL #88-60PLS-1 EMBED AS MFG BY: DUMOR, INC  
COLOR: GREEN PLASTIC/BLACK POWDER COAT STEEL

TRASH RECEPTACLE  
MODEL #RS0-25 AS MFG BY: MCCLINTOCK METAL  
COLOR: DARK GREEN

**MATERIALS LEGEND**

COLORED CONCRETE SIDEWALK  
BOMANITE COLOR: GRANOLA  
VERIFY TO MATCH EXISTING COLOR

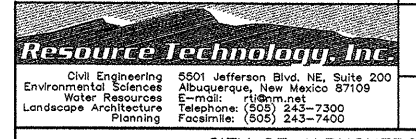
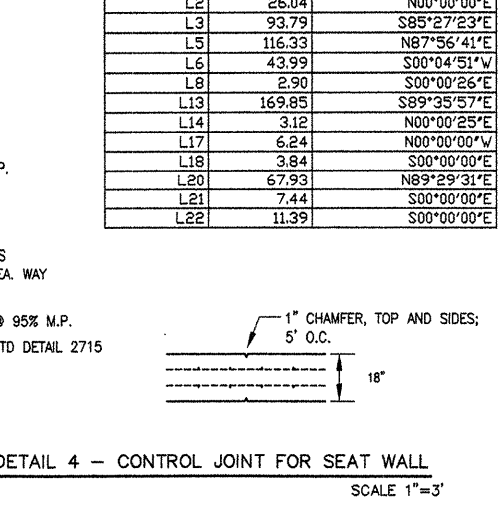
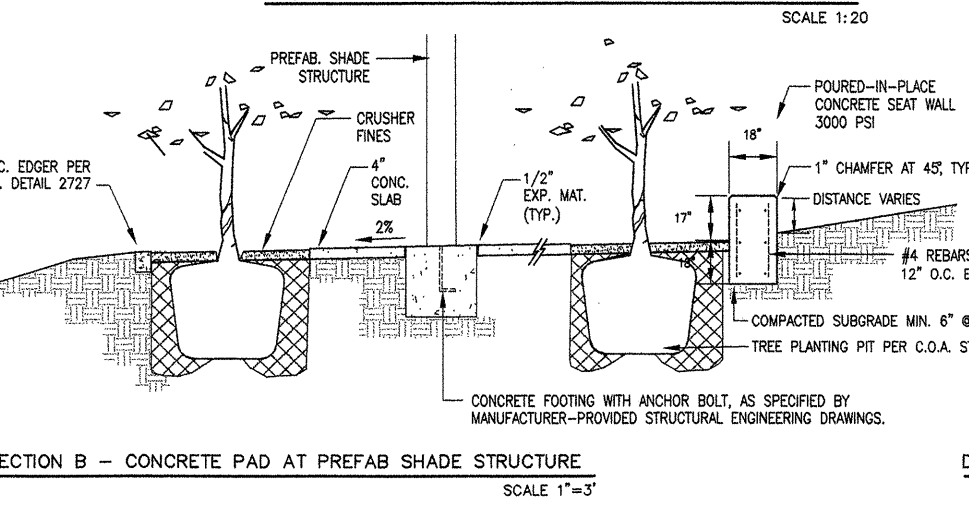
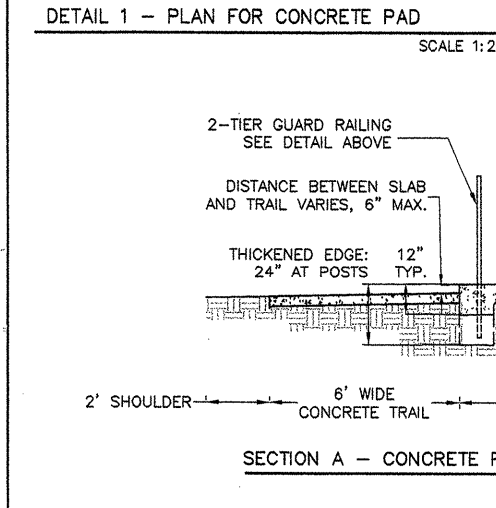
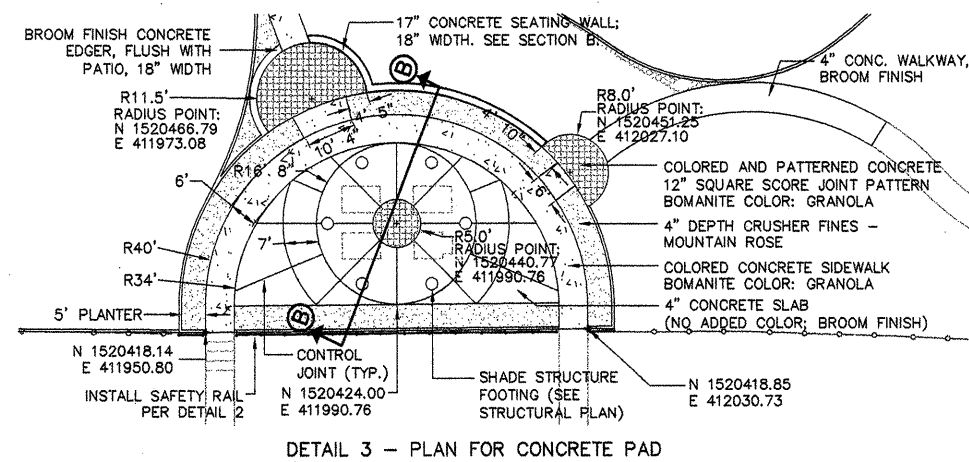
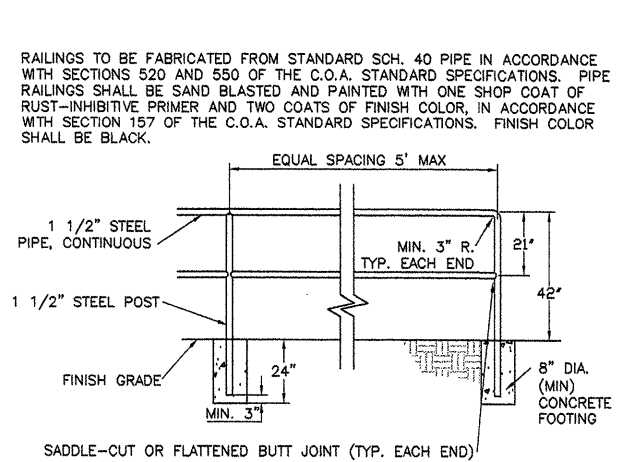
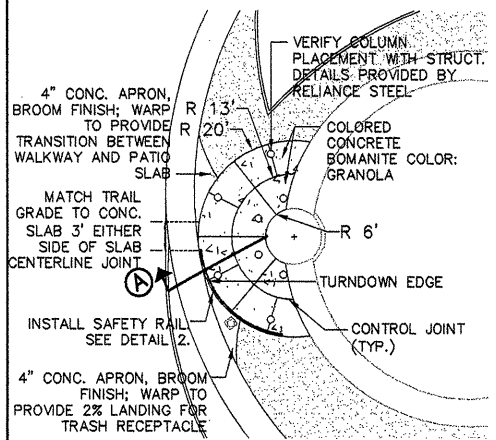
COLOR AND PATTERNED CONCRETE  
12" SQUARE SCORE JOINT PATTERN  
BOMANITE COLOR: SUNSET  
VERIFY TO MATCH EXISTING COLOR

CONCRETE SIDEWALK 6" DEPTH

4" DEPTH CRUSHER FINES MOUNTAIN ROSE

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C1	23.86	22.00	13.25	22.71	N31°04'01"W
C2	185.69	82.00	174.85	148.48	S02°44'29"W
C3	75.51	159.99	38.47	74.81	S81°01'22"W
C4	9.60	30.00	4.84	9.56	S03°48'32"W
C5	36.64	20.00	26.05	31.73	S47°02'24"W
C6	33.59	20.00	22.30	29.78	S51°13'46"E
C7	10.01	30.00	5.05	9.96	S23°35'40"E
C8	28.38	66.50	14.41	28.17	S04°02'36"E
C9	18.59	77.50	9.34	18.54	S49°02'32"W
C10	86.32	102.50	45.90	83.79	S80°02'15"W
C11	41.02	50.50	21.72	39.90	N15°31'41"E
C12	28.50	309.50	14.26	28.49	S89°32'58"E
C13	45.26	161.50	22.78	45.11	N87°26'47"W
C14	136.67	98.50	81.92	125.97	N39°40'06"W
C15	25.20	10.00	31.15	19.04	N87°48'42"E
C16	43.21	50.00	23.06	41.88	S23°35'43"E
C17	57.88	27.00	49.54	47.42	S06°17'37"E
C18	34.49	157.28	17.32	34.42	N61°25'15"W
C19	50.01	40.00	28.87	46.82	N89°02'31"E
C20	68.98	70.00	37.58	66.22	N24°59'36"E
C21	103.17	85.00	59.02	96.96	N37°58'37"W
C22	61.77	50.00	35.52	57.91	S87°02'22"W
C23	55.36	137.00	28.06	54.98	S10°11'08"E
C24	39.74	46.50	21.18	38.54	N71°43'05"W
C25	18.36	13.00	11.08	16.87	N53°42'37"W
C26	27.93	8.00	45.24	15.76	N37°19'37"W
C27	23.39	45.50	11.96	23.14	N12°32'07"W
C28	144.83	45.00	117.17	89.93	S89°59'38"W
C29	21.49	13.00	14.12	19.13	S11°43'27"W
C30	12.31	45.50	6.19	12.27	S43°52'40"W
C31	49.80	103.00	25.40	49.32	N53°31'01"E
C32	52.91	45.00	29.99	49.92	S33°41'02"W
C33	25.06	45.50	12.65	24.74	S13°34'10"W
C34	56.77	79.00	29.67	55.55	N08°45'38"E
C35	125.67	40.00	N/A	80.00	S87°39'58"W
C36	106.82	34.00	N/A	68.00	S87°28'07"E
C37	64.15	79.50	33.94	62.43	S23°07'04"E
C38	36.72	45.50	19.42	35.73	N23°07'04"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	101.44	N89°33'27"W
L2	26.04	N00°00'00"E
L3	93.79	S85°27'23"E
L4	116.33	N87°56'41"E
L5	43.99	S00°04'51"W
L6	2.90	S00°00'26"E
L7	169.85	S89°35'57"E
L8	3.12	N00°00'25"E
L9	6.24	N00°00'00"W
L10	3.84	S00°00'00"E
L11	67.93	N89°29'31"E
L12	7.44	S00°00'00"E
L13	11.39	S00°00'00"E



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
PARKS AND MEDIAN DIVISION

TITLE: **VINEYARD PARK (PHASE II)**  
**8300 MENDOZINO DR NE**  
**SITE PLAN**

Design Review Committee City Engineer Approval

PROJECT NO. **5956.91** MAP NO. **C-20** SHEET **4** OF **8**

**AS BUILT INFORMATION**

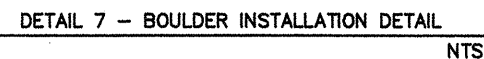
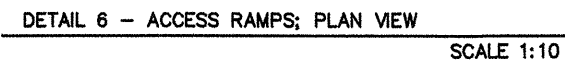
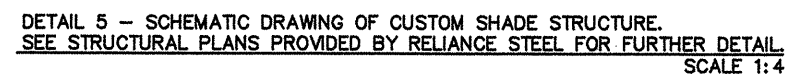
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STATION NAME: 3-C20 - SOUTHWEST CORNER OF SIGNAL AVE. AND VENTURA ST. N. 25.9' SOUTH OF CENTER STRIP ON SIGNAL AVE. AND 27.3' WEST OF CENTER STRIP ON VENTURA ST. N. 1521.909.47 E. 412.819.69 NAD 27. ELEV: 5569.886, NGVD 29

**ENGINEERS SEAL**

DESIGNED BY: RMO, PAE DATE: 01/05/04  
DRAWN BY: PAE DATE: 01/05/04  
CHECKED BY: RMO DATE: 04/20/04





**Resource Technology, Inc.**

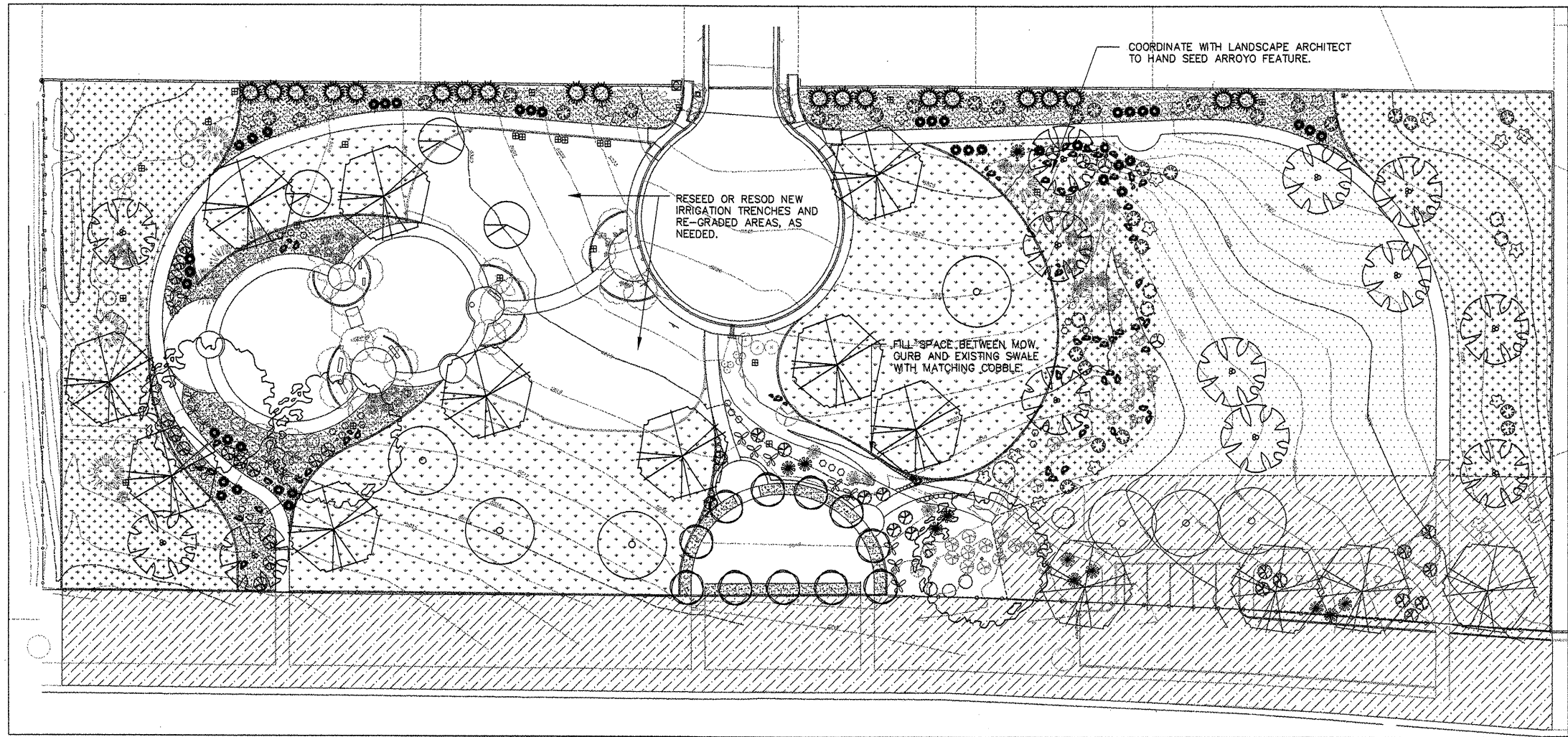
Civil Engineering  
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5501 Jefferson Blvd. NE, Suite 200  
Albuquerque, New Mexico 87109  
E-mail: [rti@rvn.net](mailto:rti@rvn.net)  
Telephone: (505) 243-7300  
Facsimile: (505) 243-7400

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.







PLANTING NOTES

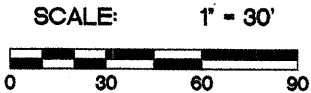
- 1. ALL TREES MUST BE PLANTED 8' AWAY FROM IRRIGATION LINES AND VALVES. TREE PLACEMENTS SHALL BE ADJUSTED IF PROPOSED LOCATION CONFLICTS WITH EXISTING IRRIGATION LINES EXPOSED DURING CONSTRUCTION.
- 2. COORDINATE THE PLANTING OF SALVAGED PLANT MATERIALS WITH LANDSCAPE ARCHITECT.
- 3. PRUNE LOWER BRANCHES OF EXISTING DESERT WILLOWS AND VITEX TO ENCOURAGE TREE FORM. COORDINATE WITH LANDSCAPE ARCHITECT.
- 4. IN THE EVENT THAT THE NATIVE MEADOW AREA FAILS TO GROW, THE CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT WILL PROMPTLY COORDINATE THE RE-PLANTING OF THE AREA WITH THE STANDARD PARK TURF BLEND. THE SPRINKLER SYSTEM WILL BE ADJUSTED TO SUPPORT THE HIGHER WATER DEMAND OF THE NEW TURF.

PLANT LEGEND INSTALL PLANT MATERIAL PER C.O.A. STANDARD DETAIL 2713, 2714, 2716, OR 2717.

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT
3	ARIZONA SYCAMORE	PLATANUS WRIGHTII	20 GAL.	50-80'
9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	20 GAL.	50' TALL/50' WIDE
4	SHADEMASTER HONEYLOCUST	GLEDISTIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	40' TALL/30' WIDE
13	BURR OAK	QUERCUS MACROCARPA	2" CAL.	60' TALL/75' WIDE
11	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' TALL/15' WIDE
3	PRAIRIE FIRE FLW. CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CAL.	20' TALL/WIDE
2	NEW MEXICO OLIVE	FORESTERIA NEOMEXICANA	USE SALVAGED PLANTS	6-8' TALL/WIDE
21	ROCKY MOUNTAIN JUNIPER "MOONGLOW"	JUNIPERUS SCOPULORUM "MOONGLOW"	25 GAL.	15' TALL/ 8' WIDE

PLANT LEGEND INSTALL PLANT MATERIAL PER C.O.A. STANDARD DETAILS 2713, 2714, 2716, 2718, OR 2717.

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT/SPREAD
DECIDUOUS SHRUBS				
17	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR. NANHOENSIS	5 GAL	5' TALL/WIDE
22	CHAMISA	CHRYSOTHAMNUS NAUSEOUSUS	1 GAL	3'-6' TALL/WIDE
5	THREELEAF SUMAC	RHUS TRILOBATA	5 GAL*	5'-7' TALL/WIDE
3	COYOTE WILLOW	SALIX EXIGUA	5 GAL	6' TALL/WIDE
EVERGREEN SHRUBS				
17	POWS CASTLE SAGE	ARTEMESIA ABS. 'POWS CASTLE'	1 GAL	3' TALL/6' WIDE
31	THREADLEAF SAGE	ARTEMESIA FILIFOLIA	1 GAL	3'-4' TALL/WIDE
5	SHADSCALE (FEMALE ONLY)	ATRIPLEX CONFERTIFOLIA	1 GAL	5' TALL/WIDE
3	MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL	4-6' TALL/WIDE
32	BEARGRASS	NOLINA MICROCARPA	5 GAL*	2' TALL/WIDE
ORNAMENTAL GRASSES				
30	MUHL GRASS	MUHLENBERGIA CAP. 'REGAL MIST'	5 GAL	3' TALL/WIDE
MULCHES/GROUND TREATMENT				
	COOL SEASON TURF			4" DEPTH MOUNTAIN ROSE CRUSHER FINES
	INSTALL PER COA STANDARD SPECIFICATION SECTION 1011			6" DEPTH SANTA ANA TAN COBBLES
	WARM SEASON NATIVE TURF 1:1 BUFFALOGRASS/BLUE GRAMA BLEND			
	INSTALL PER COA STD SPECIFICATION SECTION 1012. REPLACE SEED SPECIES TO "NATIVE WONDER" LAWN MIX AVAILABLE FROM CURTIS & CURTIS (505.762.4759) AND RATE OF APPLICATION TO 30 LBS./ACRE.			
	WARM SEASON NATIVE TURF 1:1 BUFFALOGRASS/BLUE GRAMA BLEND			
	INSTALL PER COA STD SPECIFICATION SECTION 1012. REPLACE SEED SPECIES TO "NATIVE WONDER" LAWN MIX AND RATE OF APPLICATION TO 25 LBS./ACRE. ADD 2 LBS./ACRE OF "LLANO ESTACADO" WILDFLOWER MIX"			
	REVEGETATION SEEDING - SEED MIX SHALL BE PER COA STD SPEC. SECTION 1012 (EAST SIDE MIX) EXCLUDING FOUR-WING SALTBUSH.			
* DENOTES PLANT MATERIALS THAT MAY BE SALVAGED AD RE-USED ON SITE. SEE NOTES 1 & 2 ON DEMOLITION PLAN.				



Resource Technology, Inc.  
Civil Engineering  
Environmental Sciences  
Water Resources  
Landscape Architecture  
Planning  
5501 Jefferson Blvd. NE, Suite 200  
Albuquerque, New Mexico 87109  
E-mail: rtg@rtg.net  
Telephone: (505) 243-7300  
Facsimile: (505) 243-7400

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
PARKS AND MEDIAN DIVISION

TITLE: **VINEYARD PARK (PHASE II)**  
**NORTH ALBUQUERQUE ACRES, 8300 MENDOCINO DR NE**  
**PLANTING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

PROJECT NO. **5956.91** MAP NO. **C-20** SHEET **8** OF **8**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	STATION NAME: 3-C20 - SOUTHWEST CORNER OF SIGNAL AVE. AND VENTURA ST. NE. 25.9' SOUTH OF CENTER STRIPE	DATE	FIELD NOTES	BY		REVISIONS
INSPECTOR'S VERIFICATION BY	DATE	ON SIGNAL AVE. AND 27.3' WEST OF CENTER STRIPE ON VENTURA ST. N. 1,521,909.47 E. 412,819.69 NAD 27; ELEV: 5569.886, NGVD 29	DATE	NO.			
VERIFICATION BY	DATE	STATION NAME: 5-C20 - ACS 1 1/2" ALUMINUM DISK, STAMPED "ACS BM, 5-C20", EXPOSED TO TOP OF CONCRETE DROP INLET, NNE QUADRANT OF VENTURA ST. AND ANAHEIM AVE. NE, CENTERED ON DROP INLET. ELEV. 5509.709, NGVD 29	DATE				DESIGN
MICRO-FILM INFORMATION							DATE
RECORDED BY	DATE						01/05/04
NO.							01/05/04
							04/20/04