LANDSCAPE CONSTRUCTION PLANS FOR

VENTANA RANCH TRACT 8-C PARK

CITY PROJECT NO.____6200.91_____

CLASS I CONSTRUCTION (NOT FOR BID)

CITY OF ALBUQUERQUE, NEW MEXICO
PARKS AND RECREATION DEPARTMENT
OCTOBER 1999

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6.	CONSTRUCTION, LAYOUT, AND DETAIL PLAN
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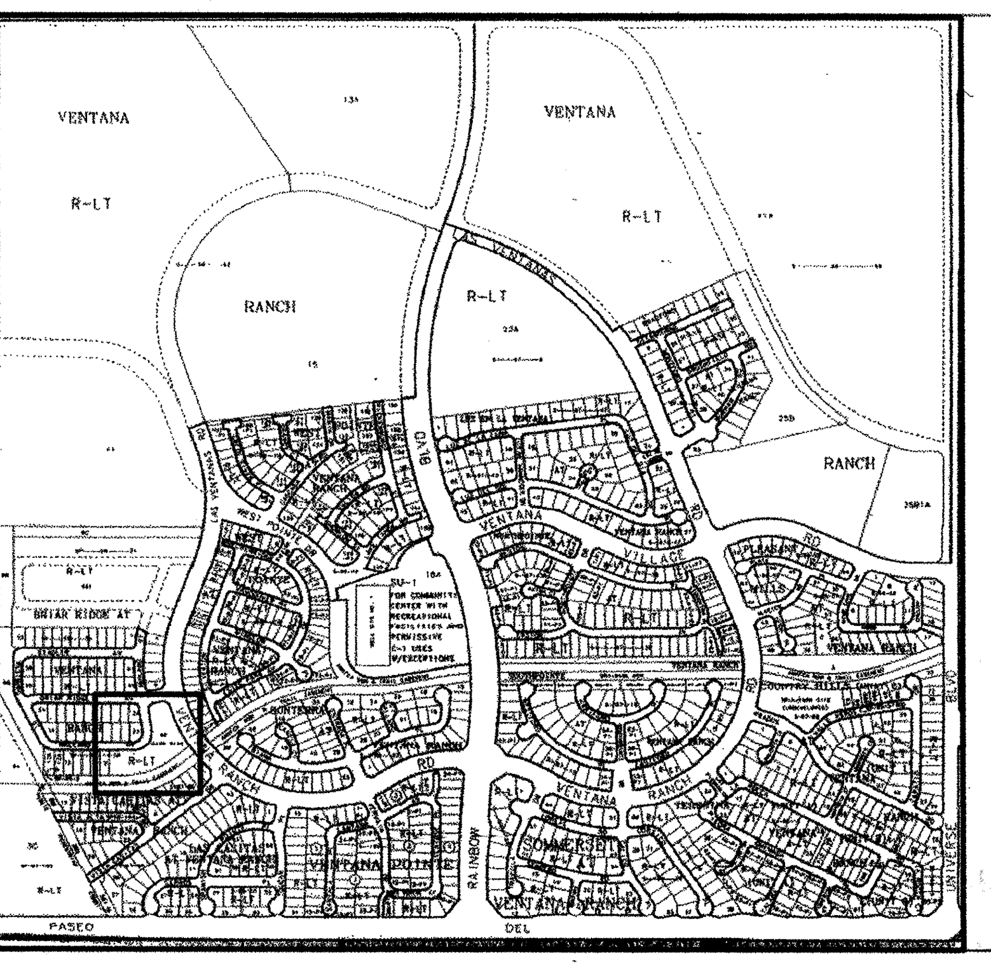
11.	CITY STANDARD TRAFFIC SPECIFICATIONS



VICINITY MAP ZONE ATLAS B-9-Z

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER TAB SHALL, EXCEPT AS OTERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

3. 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.

4. FIVE (5) 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.

5. 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 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.

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 DEPRESSED 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.

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 Edith Blvd. N.E.
ALBUQUERQUE, NEW MEXICO 87103
(505)898-9690

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

ENGINERS STAMP & SIGNATURE

STATE OF NEW MEXICO — JAMES DE FLON 0007 REGISTERED LANDSCAPE ARCHITECT — 10-27-99

APPROVALS	ENGINEER	DATE
DRC Chairman	[signature]	12-12-99
Transportation	[signature]	10-27-99
NMUI	[signature]	10-28-99
Hydrology	[signature]	10-27-99
Parks		
Constr. ~~Mngmt.~~ CORD	[signature]	12-2-99
AMAFCA	[signature]	10-27-99

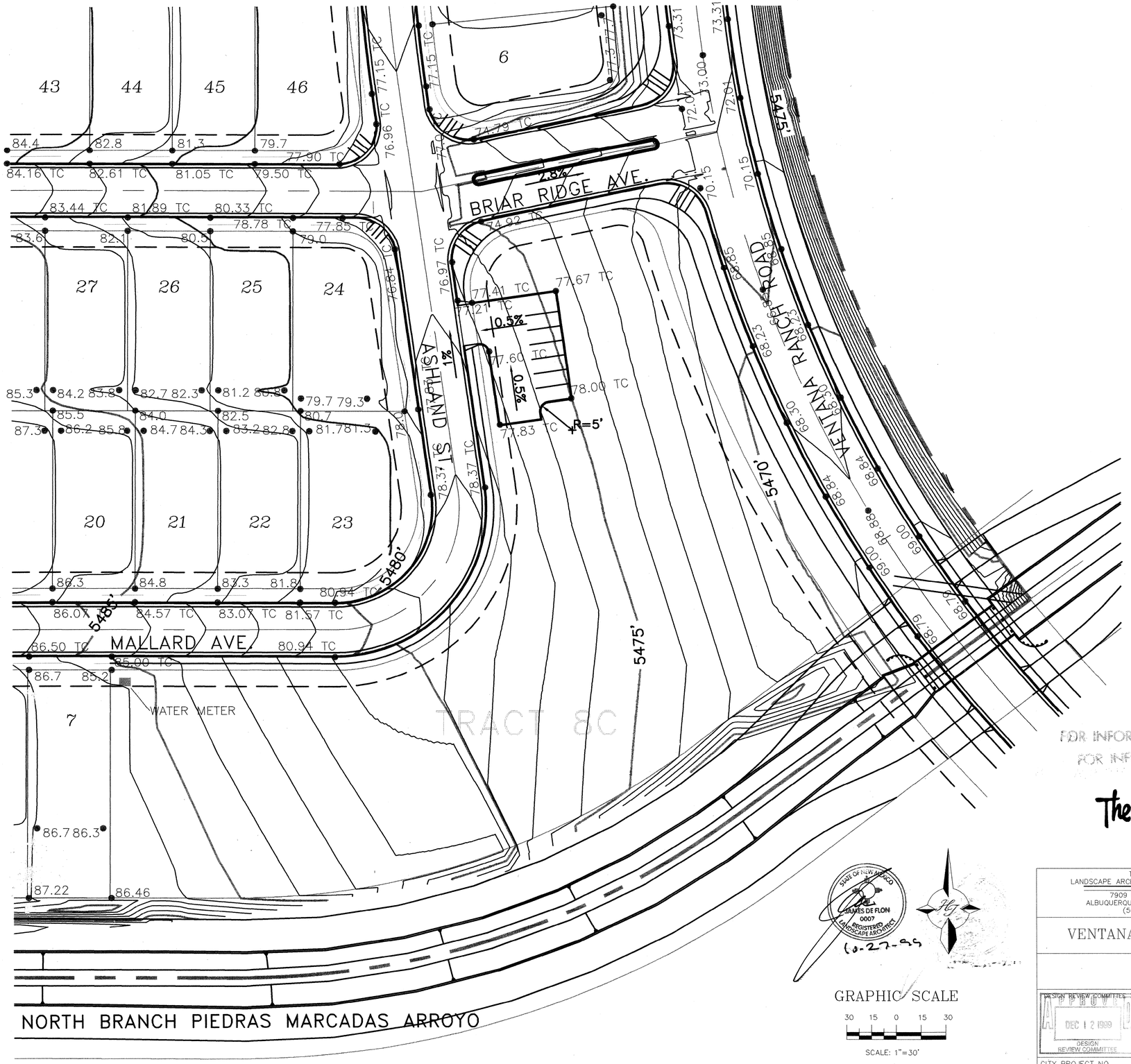
APPROVED FOR CONSTRUCTION

City Engineer — Date

CITY PROJECT NO. 6200.91

SHEET 1 OF 11

File: \\Pooh\AutoCAD\ACAD DWG\COMMERCIAL\VentanaRanch\VRPARK2\Constset\TP-title sheet.dwg Plotted: 1999-10-27 11:20:49



GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
10-27-99

FOR INFORMATION ONLY

FOR INFORMATION ONLY

The Hilltop

8/18/99

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

VENTANA RANCH TRACT 8-C PARK

SITE PLAN

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY		AJV	DATE 12/15/98
DRAWN BY		AJV	DATE 12/15/98
CHECKED BY			DATE

SURVEY INFORMATION
FIELD NOTES BY DATE
NO.

ENGINEER'S SEAL

DESIGN REVIEW COMMITTEE
APPROVED
DEC 12 1999
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 6200.91

ZONE MAP NO. B-9-Z

SHEET 2 OF 11

File: \\Pcw1\arcCAD\ACAD DWG\COMMERCIAL\Ventanaranch\VRPARK7\Cxrefset\VP.dwg Plotted: 1999-10-27 11:19:51

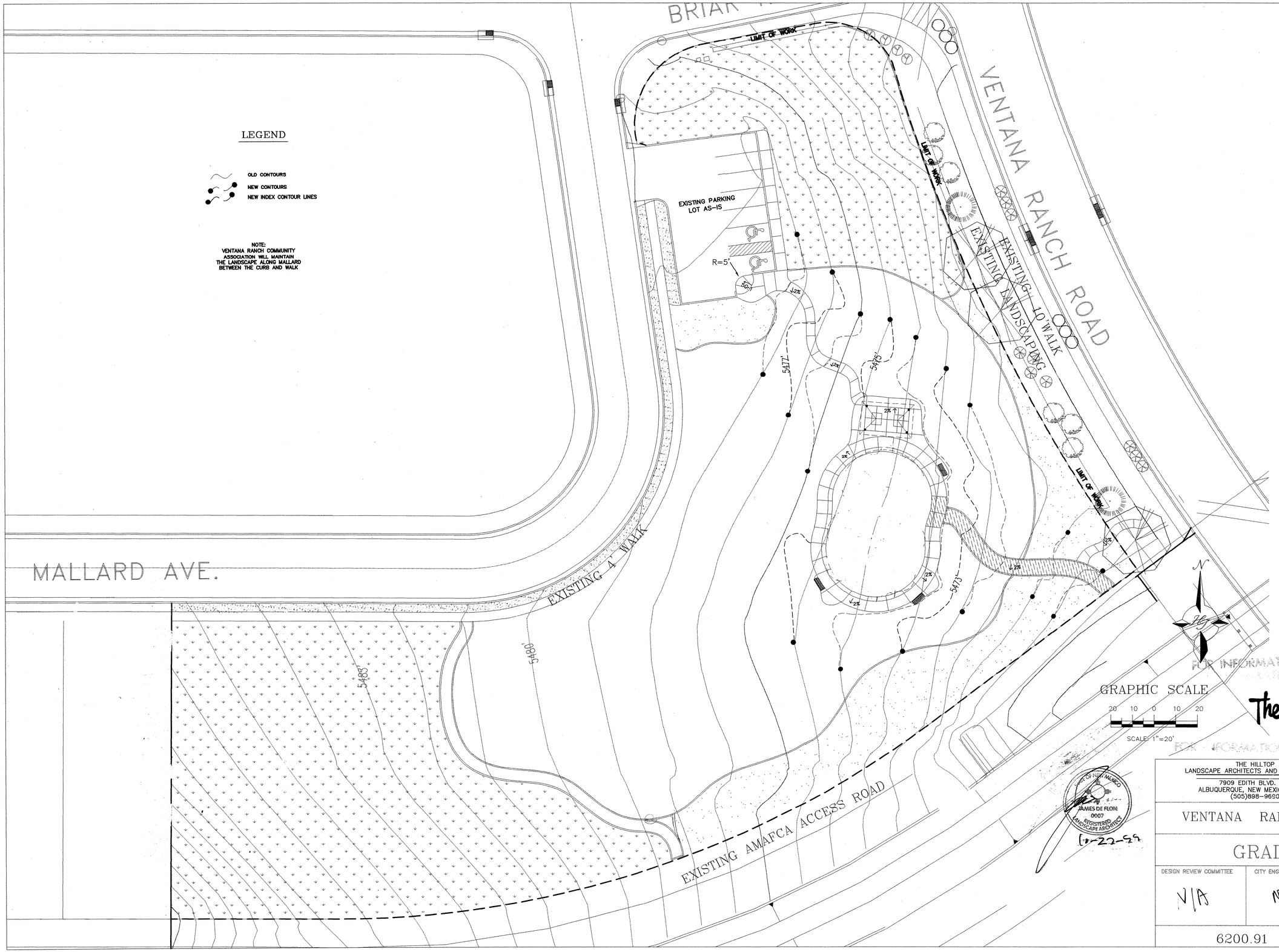
LEGEND

OLD CONTOURS

NEW CONTOURS

NEW INDEX CONTOUR LINES

NOTE:
VENTANA RANCH COMMUNITY ASSOCIATION WILL MAINTAIN THE LANDSCAPE ALONG MALLARD BETWEEN THE CURB AND WALK



THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

STATE OF NEW MEXICO
JAMES DE FLOIN
0007
REGISTERED LANDSCAPE ARCHITECT
12-22-99

SURVEY INFORMATION

FIELD NOTES BY

NO.	BY	DATE

BENCH MARKS

AGS BRASS STAMPED " 1-B9 1980"
Geographic position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 355,077.00 Y=1,528,056.93
Ground-to-grid Factor= 0.99986334
= -00 16' 47"
NGVD 1929 Elevation = 5450.51

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	DESIGNED BY	DRAWN BY	CHECKED BY
		REVISIONS			
		DESIGN	IRT	IRT	
		DATE	9/28/99	9/28/99	

VENTANA RANCH TRACT 8-C PARK

GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
N/A	N/A			

6200.91 — ZONE MAP NO. B-9-Z — SHEET 3 OF 10

File: \\Prosh\Multi-"ADD"\ADD DWG\COMMERCIAL\Ventana\Ranch\WP\PARK2\Constset\{P.dwg Plotted: 1999-10-25 11:36:56

DESIGN POINT TABLE

POINT	EAST	SOUTH	NORTH
1	133	1	0
2	130	10	0
3	126	19	0
4	124	29	0
5	124	40	0
6	125	49	0
7	128	58	0
8	134	67	0
9	141	72	0
10	150	75	0
11	159	77	0
12	170	77	0
13	179	80	0
14	187	86	0
15	195	92	0
16	203	97	0
17	213	100	0
18	223	100	0
19	231	114	0
20	229	93	0
21	237	89	0
22	244	82	0
23	252	76	0
24	261	72	0
25	270	68	0
26	280	65	0
27	289	61	0
28	298	56	0
29	305	49	0
30	312	43	0
31	320	36	0
32	327	29	0
33	335	23	0
34	344	19	0
35	353	14	0
36	363	11	0
37	372	8	0
38	380	2	0
39	387	0	5

POINT	EAST	SOUTH	NORTH
40	392	0	14
41	396	0	21
42	445	0	48
43	449	0	49
44	452	0	44
45	438	0	40
46	438	0	40
47	431	0	33
48	424	0	26
49	430	0	12
50	422	0	18
51	413	0	21
52	403	0	21
53	380	0	23
54	372	0	29
55	366	0	37
56	360	0	45
57	356	0	46
58	353	0	22
59	355	0	16
60	350	0	12
61	345	0	8
62	341	0	8
63	310	0	9
64	305	0	7
65	300	0	12
66	298	0	18
67	298	0	21
68	324	0	93
69	339	0	97
70	314	0	110
71	309	0	118
72	302	0	120
73	296	0	126
74	294	0	141
75	294	0	61
76	292	0	151
77	313	0	84
78	314	0	91

POINT	EAST	SOUTH	NORTH
79	316	0	103
80	322	0	107
81	342	0	105
82	347	0	100
83	348	0	88
84	350	0	83
85	355	0	77
86	360	0	70
87	357	0	66
88	356	0	54
89	329	0	57
90	325	0	34
91	347	0	74
92	346	0	63
93	325	0	9
94	312	0	26
95	315	0	11
96	330	0	23
97	322	0	67
98	347	0	74
99	321	0	102
100	233	0	93
101	243	0	129
102	253	0	132
103	263	0	131
104	273	0	133
105	278	0	141
106	280	0	151
107	283	0	156
108	286	0	166
109	295	0	167
110	304	0	168
111	314	0	168
112	323	0	167
113	333	0	164
114	342	0	160
115	351	0	156
116	358	0	153
117	366	0	148
118	373	0	142
119	386	0	134

POINT	EAST	SOUTH	NORTH
120	386	0	126
121	391	0	118
122	394	0	108
123	397	0	98
124	399	0	89
125	400	0	79
126	402	0	69
127	403	0	59
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136	357	0	193
137	353	0	202
138	350	0	212
139	347	0	221
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142	338	0	250
143	335	0	259
144	331	0	268
145	326	0	271
146	317	0	281
147	311	0	283
148	271	0	233
149	277	0	227
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152	281	0	196
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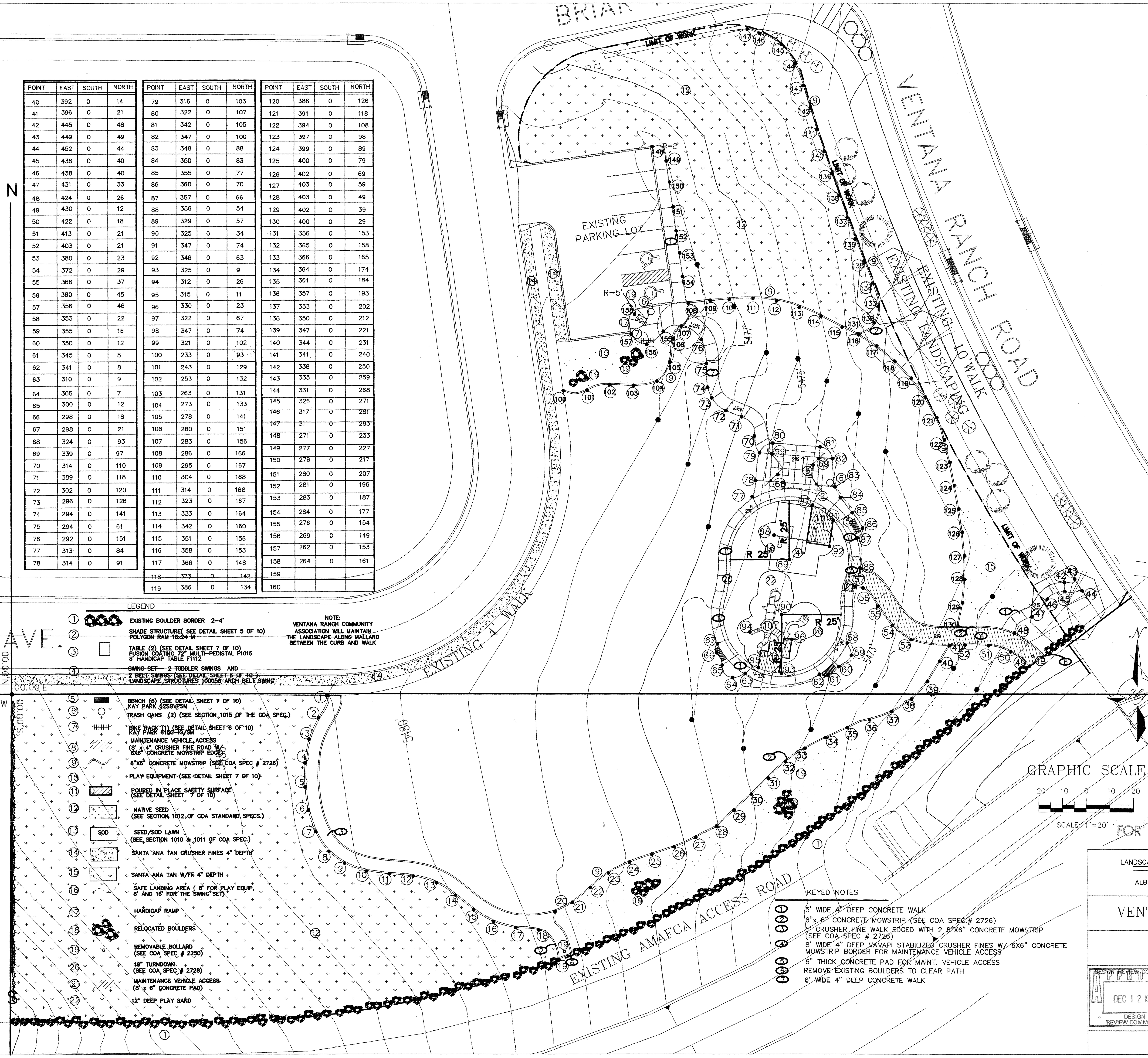
159			
160			



LEGEND

1. EXISTING BOULDER BORDER 2–4'
2. SHADE STRUCTURE(SEE DETAIL SHEET 5 OF 10) POLYGON RAM 16x24 M
3. TABLE (2) (SEE DETAIL SHEET 7 OF 10) FUSION COATING 72" MULTI–PEDISTAL F1015 8' HANDICAP TABLE F1112
4. SWING SET – 2 TODDLER SWINGS AND 2 BELT SWINGS (SEE DETAIL SHEET 6 OF 10) LANDSCAPE STRUCTURES 100056 ARCH BELT SWING
5. BENCH (3) (SEE DETAIL SHEET 7 OF 10) KAY PARK 62SGVPSM
6. TRASH CANS (2) (SEE SECTION 1015 OF THE COA SPEC.)
7. BIKE RACK (1) (SEE DETAIL SHEET 6 OF 10) KAY PARK 615G–IG/SM
8. MAINTENANCE VEHICLE ACCESS (8' x 4" CRUSHER FINE ROAD W/ 6X6" CONCRETE MOWSTRIP EDGE)
9. 6"X6" CONCRETE MOWSTRIP (SEE COA SPEC # 2726)
10. PLAY EQUIPMENT (SEE DETAIL SHEET 7 OF 10)
11. POURED IN PLACE SAFETY SURFACE (SEE DETAIL SHEET 7 OF 10)
12. NATIVE SEED (SEE SECTION 1012 OF COA STANDARD SPECS.)
13. SOD — SEED/SOD LAWN (SEE SECTION 1010 & 1011 OF COA SPEC.)
14. SANTA ANA TAN CRUSHER FINES 4" DEPTH
15. SANTA ANA TAN W/FF 4" DEPTH
16. SAFE LANDING AREA (8' FOR PLAY EQUIP, 8' AND 16' FOR THE SWING SET)
17. HANDICAP RAMP
18. RELOCATED BOULDERS
19. REMOVABLE BOLLARD (SEE COA SPEC # 2250)
20. 18" TURNDOWN (SEE COA SPEC # 2728)
21. MAINTENANCE VEHICLE ACCESS (8' x 6" CONCRETE PAD)
22. 12" DEEP PLAY SAND

NOTE:
VENTANA RANCH COMMUNITY ASSOCIATION WILL MAINTAIN THE LANDSCAPE ALONG MALLARD BETWEEN THE CURB AND WALK

KEYED NOTES

1. 5' WIDE 4" DEEP CONCRETE WALK
2. 6"x 6" CONCRETE MOWSTRIP (SEE COA SPEC.# 2726)
3. 5' CRUSHER FINE WALK EDGED WITH 2 6"X6" CONCRETE MOWSTRIP (SEE COA SPEC # 2726)
4. 8' WIDE 4" DEEP VAVAPI STABILIZED CRUSHER FINES W/ 6X6" CONCRETE MOWSTRIP BORDER FOR MAINTENANCE VEHICLE ACCESS
5. 6" THICK CONCRETE PAD FOR MAINT. VEHICLE ACCESS
6. REMOVE EXISTING BOULDERS TO CLEAR PATH
7. 6' WIDE 4" DEEP CONCRETE WALK

The Hilltop

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ALBUQUERQUE, NEW MEXICO 87109
(505)898–9690

VENTANA RANCH TRACT 8–C PARK

CONSTRUCTION PLAN

DESIGN REVIEW COMMITTEE — APPROVED DEC 1 2 1999 — DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

6200.91 | ZONE MAP NO. B–9–Z | SHEET 4 OF 11

NO. | DATE | REMARKS | REVISIONS | DESIGN

DESIGNED BY IRT — DATE 9/28/99
DRAWN BY IRT — DATE 9/28/99
CHECKED BY — DATE

ENGINEER'S SEAL: JAMES DE FLON 0007 — 11-22-99

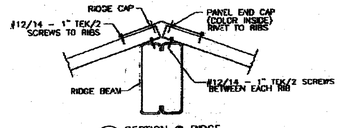
FIELD NOTES: NO. | BY | DATE

SURVEY INFORMATION

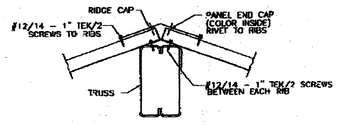
BENCH MARKS:
ACS BRASS STAMPED "1–B9 1980"
Geographic position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 355,077.00 Y=1,529,056.93
Ground-to-grid Factor= 0.99966334
Δ= -00°15'47"
NGVD 1929 Elevation = 5450.51

AS BUILT INFORMATION:
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

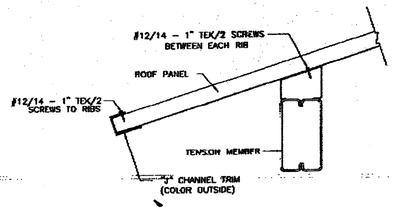
No.	Revisions	Date	By
A	REV TO CURRENT STANDARDS	10/1/98	RLR
B	CHANGED TO STANDARD	05/12/98	JVN



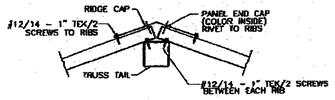
1/4 SECTION @ RIDGE
N.T.S.



1/4 SECTION @ TRUSS
N.T.S.



4/4 SECTION @ EAVE
N.T.S.



2/4 SECTION @ TRUSS TAIL
N.T.S.

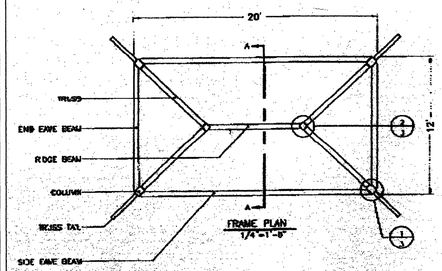
B1
5

TITLE ROOF PANEL CONNECTION DETAILS
DRAWN BY RLR DATE 06/12/98 SCALE 1/4"=1'-0" DWG.NO. 283-1898
CHECKED BY

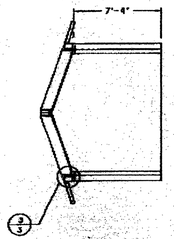
PROJECT RAM 18X24 M

SHEET 5

poligon® PLANE ARCHITECTURE
1 S. KIRBY RD., SUITE B, GARNER, NC 27529



FRAME PLAN
1/4"=1'-0"



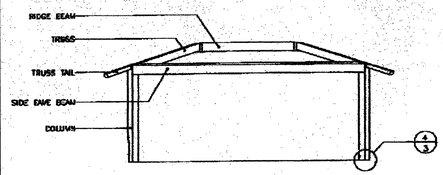
SECTION A–A
1/4"=1'-0"

NOTES
All high strength bolts are A-325 bolts and are to be installed by the "Turn Of The Nut" method as specified in the 9th edition of the AISC "Specification For Structural Joints Using ASTM A325 or A490 Bolts", Section 8 D (1). A-325 bolts may be installed without washers when tightened by the "Turn Of The Nut" method. It is the responsibility of the erector to insure proper tightness.

Inspection of high strength bolting, if required to be per chapter 17 of the Uniform Building Code (UBC), Standard Building Code (SBCC) or the National Building Code (BOCA).

Erection of the framing members will require the main columns to be plumb, square and tightened before installing the purlins. Purlins, if required, must be parallel to the eave beams and lesser members.

Unless the building has a factory applied powdercoat paint or galvanizing, the frame will be prime painted and will be required to be finish painted in the field with all the paint, materials and labor not by W.H. Porter, Inc.



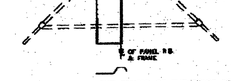
FRAME ELEVATION
1/4"=1'-0"

TITLE FRAME ASSEMBLY
DRAWN BY SB DATE 03/21/95 SCALE 1/4"=1'-0" DWG.NO. 283-1891
CHECKED BY

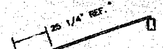
PROJECT RAM 18X24 M

SHEET 2

1" OFF CENTERLINE OF RIDGE BEAM

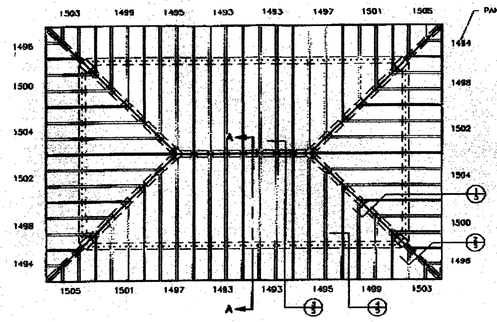


TO BEGIN: MARK THE CENTER OF THE RIDGE BEAM AND THE EAVE BEAM. POSITION ONE O.C. THE LONG CENTER PANELS WITH CENTER OF R'S AT CENTER OF FRAME, AND WORK OUT TO THE CORNERS. COMPLETE EACH PIE IN THIS FASHION.

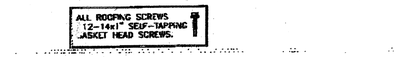


* ENDWALL ATTACHMENT DEPENDS ON TOP ELEVATION OF PANELS.

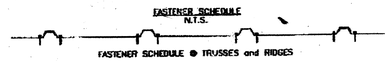
SECTION A–A
3/8"=1'-0"



PANEL PLAN
3/8"=1'-0"



FASTENER SCHEDULE
N.T.S.



FASTENER SCHEDULE @ TRUSSES and RIDGES

FASTENER SCHEDULE @ WE BEAM

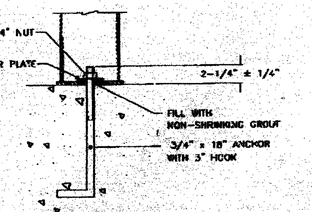
No.	Revisions	Date	By
1	ADDED BRIDGE CONNECTORS	08/31/98	RLR
B	REV TO CURRENT STANDARDS	10/1/98	RLR
C	CHANGED TO STANDARD	05/12/98	JVN

TITLE ROOF PANEL INSTALLATION
DRAWN BY RLR DATE 03/21/95 SCALE 3/8"=1'-0" DWG.NO. 283-0592
CHECKED BY

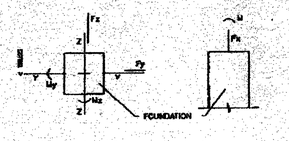
PROJECT RAM 18X24 M

SHEET 4

No.	Revisions	Date	By
A	CHANGED TO STANDARD	05/22/98	JVN



ANCHOR DETAIL



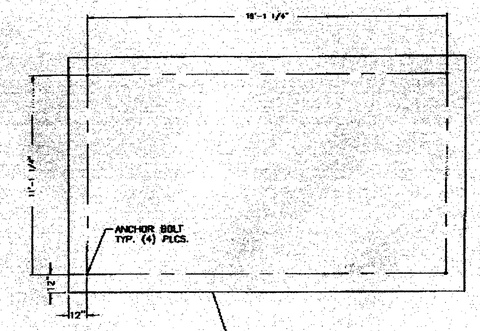
LOADS TO FOUNDATION (KIPS, FT. KIPS) REACTIONS

LOAD COMBINATION	VERT. (FY)	SHEAR (FX)	SHEAR (FZ)	MOMENT (MX)	MOMENT (MZ)
DEAD + LIVE LOAD	3.5	.51	0	0	0
DEAD + WIND LOAD X-DIR	-2.88	-.95	.2	0	0
DEAD + WIND LOAD Z-DIR	-2.27	.10	-.43	0	0

NOTES: PER BMI: 9411629MJ 11/19/94

DESIGN OF FOUNDATION TO BE PERFORMED BY AN ENGINEER OR ARCHITECT. THIS DRAWING IS NOT INTENDED AS A FOUNDATION DESIGN. IT IS SUBMITTED AS A REFERENCE TO MINIMUM SLAB THICKNESS AND ANCHOR BOLT LOCATIONS.

IF WALLS ARE TO BE SPECIFIED, CONSULT FACTORY FOR REVISED SLAB DIMENSIONS.



ANCHOR PLAN

TITLE ANCHOR LAYOUT
DRAWN BY JVN DATE 11/21/95 SCALE 3/8"=1'-0" DWG.NO. 283-0593
CHECKED BY

PROJECT RAM 18 X 24 M

SHEET 1

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
12-23-98

SHADE STRUCTURE

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CONTRACTOR

	DATE
WORK STAKED BY	
INSPECTIONS BY	
ACCEPTANCE BY	DATE
FIELD MODIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY		AJV	DATE 12/15/98
DRAWN BY		AJV	DATE 12/15/98
CHECKED BY			DATE

FOR INFORMATION ONLY

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

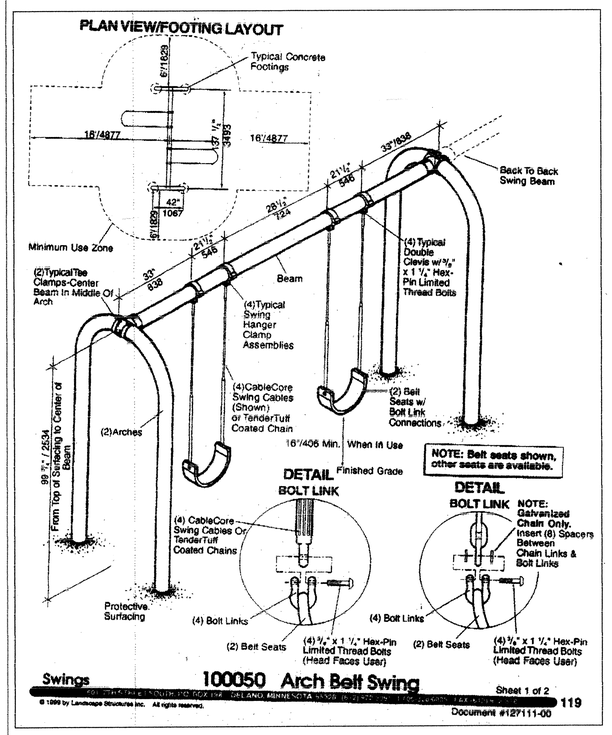
VENTANA RANCH TRACT 8-C PARK

CONSTRUCTION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 12 1998 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO. 6200.91 ZONE MAP NO. B-9-Z SHEET 5 OF 11

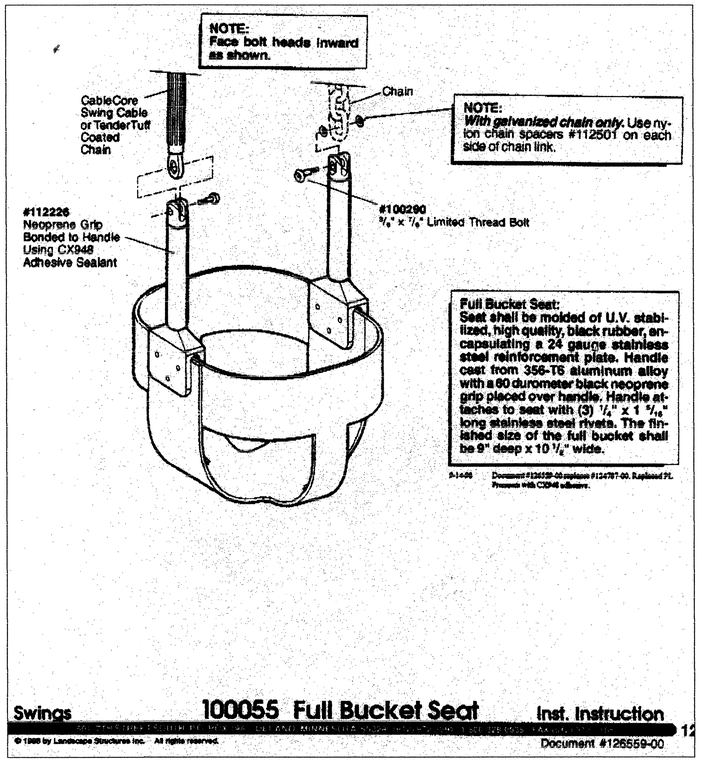
File: \\Vah-nvlocad\ACAD DWG\COMMERCIAL\VentanaRanch\VRPARK7\Coastset\VP-P.dwg Plotted: 1999-10-27 11:48:21



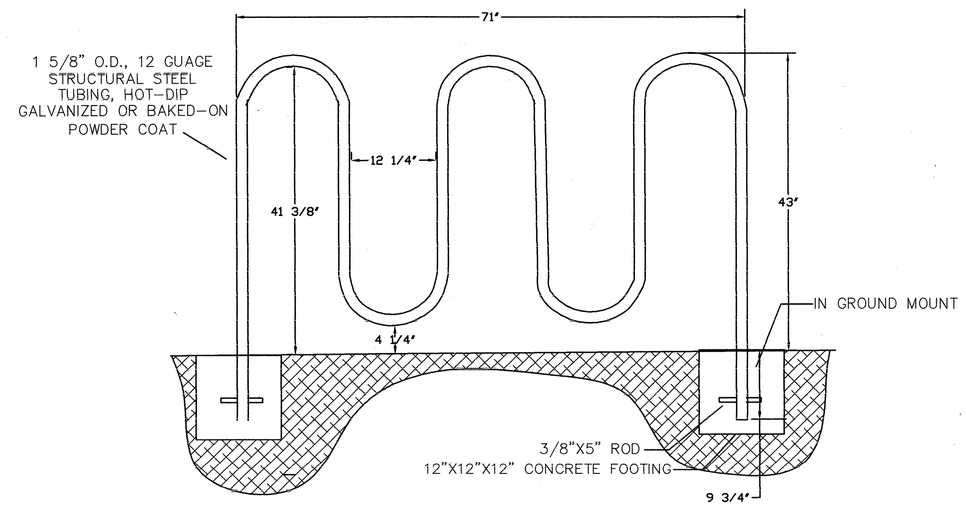
SWING SET DETAIL

NTS

TWO BAYS WILL BE INSTALLED
THE WEST BAY WILL HAVE TWO BELT SWINGS FOR ADULTS AND OLDER CHILDREN
THE EAST BAY WILL HAVE 2 BUCKET SEATS FOR TODDLERS



1 5/8" O.D. LOOP STYLE BIKE RACK
7 SPACES, 5 LOOPS



BIKE RACK DETAIL

Parts List

Part#	Description	Qty.
26749-00	Swing Arch, Specify Color	2
00198-00	1/2" x 1 1/2" Hex-Pin Cap Screw, SST	16
00610-00	1/4" x 3/4" Drive Rivet. AL/SST	8
00351-00	3/8" Tee Nut	16
05327-01	5" Half Clamp, Specify Color	8
05858-00	137 1/2" Swing Beam, Specify Color	1
00292-00	3/8" x 1 1/4" Hex-Pin Limited Thread Bolt, SST	4
06938-00	**Boxed Belt Seat w/Chain**	2
108343-00	67 3/8" Swing Chain, Specify Color	4
100053-00	Belt Seat	2
24428-00	**Boxed Belt Seat w/CableCore Swing Cable**	2
115811-00	67 3/8" CableCore Swing Cable, Brown	4
100053-00	Belt Seat	2
00113-00	**Bolt Link Hardware Package**	4
100631-00	Bolt Link	4
100292-00	3/8" x 1 1/4" Hex-Pin Limited Thread Bolt, SST	4
11291-00	**Swing Hanger Clamp Assy. Specify Color**	4
121289-00	Swing Hanger Clamp, Specify Color	4
100289-00	7/16" x 2 7/16" Hex-Pin Limited Thread Bolt, SST	4
100632-00	Swing Hanger Double Clevis	4
100667-00	Oilite Bushing	4

Specifications

Arch Posts: See PlayBooster (PB) General Specifications.

Swing Beam: Weldment comprised of tee clamps and 5" O.D. extruded 6061-T6 aluminum alloy tube with a .125" W. Finish: Powdercoat, color specified.

Chain: Steel 4/0 straight link chain, 670 lb. working load limit. Finish: TenderTuff, color specified.

CableCore Swing Cable: Made from 3/16" 7-19 galvanized aircraft cable. Cable ends fitted with bronze bearings. Coated with U.V. stabilized polyvinyl chloride (PVC) measuring 7/16" diameter with 1" diameter in handhold area, brown in color.

Belt Seats: Molded from UV stabilized black EPDM rubber with galvanized steel cable reinforcing and stainless steel encapsulated end plates. Belt seat measures 5" wide x 26" long x 1/4" thick.

Hanger Clamp Assembly: Cast aluminum. Finish: Powdercoat color specified.

Fasteners: Primary fasteners shall be socketed and pinned tamperproof in design, stainless steel (SST) per ASTM F 879 unless otherwise indicated (see specific product installation/specifications).

stallation Time: Approx. 3 man hours
Concrete Req.: Approx. 7.5 cu. ft.
Area Req.: 23'10 1/2" x 32 (7.28m x 9.75m)
Weight: 212 lbs. Coated Chain
209 lbs. CableCore Swing Cable
Fall Height: 96 1/2" (2.45m)

Installation Instructions

1) Dig footings, spaced as shown. Refer to the Typical Concrete Footing Spec Sheet.
2) Set arches in footing holes and attach swing beam to center of arches using 5" half clamps with 1/2" x 1 1/2" hex-pin cap screws with 3/8" tee nuts. Refer to the Tee Clamp Position Detail. Center of beam should be 99" above finished grade. When installing back to back swing beams refer to the Back To Back Tee Clamps Detail.
3) Level beam and plumb arches and temporarily prop in position. Pour concrete footings and let cure for 72 hours before proceeding.
4) Locate, mark and attach swing hanger clamps to beam in locations shown. Refer to the Typical Swing Hanger Clamp Spec Sheet.
5) Attach swing chains/CableCore swing cables to double clevis using 3/8" x 1 1/4" hex-pin limited thread bolts. Attach chains/CableCore swing cables to belt seats using bolt links with 1/4" x 1 1/4" hex-pin limited thread bolts, position bolt heads inward facing user. Refer to the Bolt Link Detail. **NOTE:** *If using galvanized chain instead of TenderTuff coated chain, use spacers. (supplied with galvanized chain.) as shown in Detail.*
6) Install 1/4" x 3/4" drive rivets in all 5" half clamps. Refer to the Typical Offset Hanger Clamp Spec Sheet. Refer to the Back To Back Tee Clamps Detail.
7) Install protective surfacing before users are allowed to play on the swing.

SURVEY INFORMATION
FIELD NOTES
NO. BY

ENGINEER'S SEAL
STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
11-22-99

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11/18/99

NO.	DATE	REMARKS	DESIGNED BY	DRAWN BY	CHECKED BY
		DESIGN	AJV	AJV	
		REVISIONS	DATE 12/15/98	DATE 12/15/98	DATE

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

VENTANA RANCH TRACT 8-C PARK

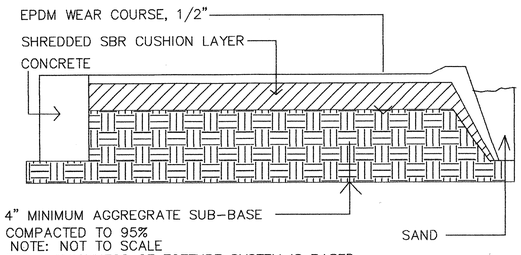
CONSTRUCTION PLAN

KAY PARK		
615G-1G/SM		43/51#
	10/07/92	NO SCALE

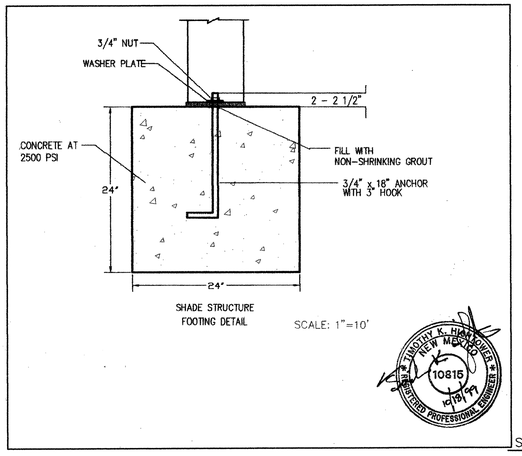
DESIGN REVIEW COMMITTEE: APPROVED DEC 12 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE: MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 6200.91
ZONE MAP NO. B-9-Z
SHEET 6 OF 10

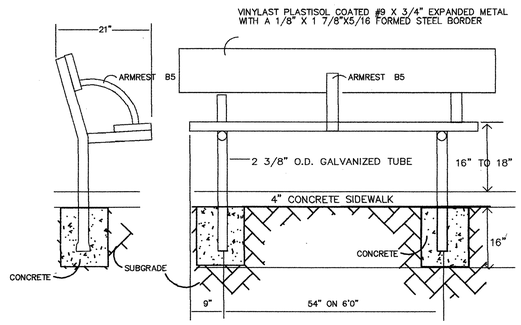
EXERPLAY
TOTTURF SAFTEY PLAYGROUND SURFACING



NOTE: NOT TO SCALE
TOTAL THICKNESS OF TOTTURF SYSTEM IS BASED UPON MAXIUM FALL HEIGHT OF PLAY EQUIPMENT POURED IN PLACE SAFETY SURFACE

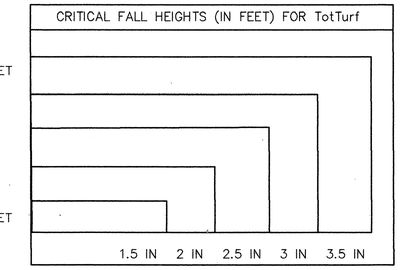


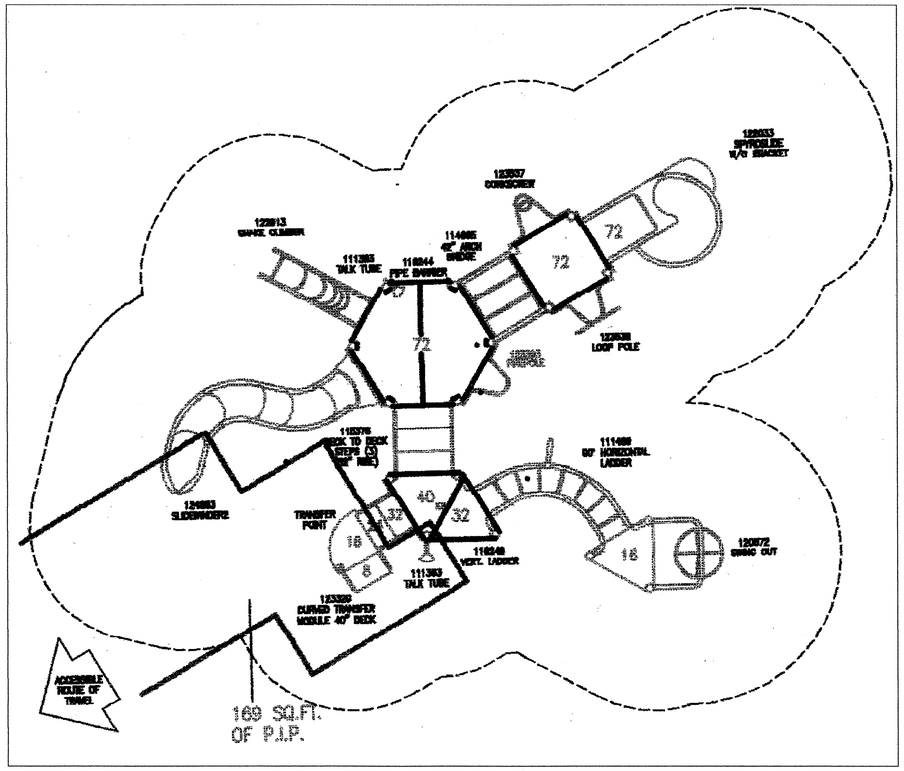
SHADE STRUCTURE FOOTING



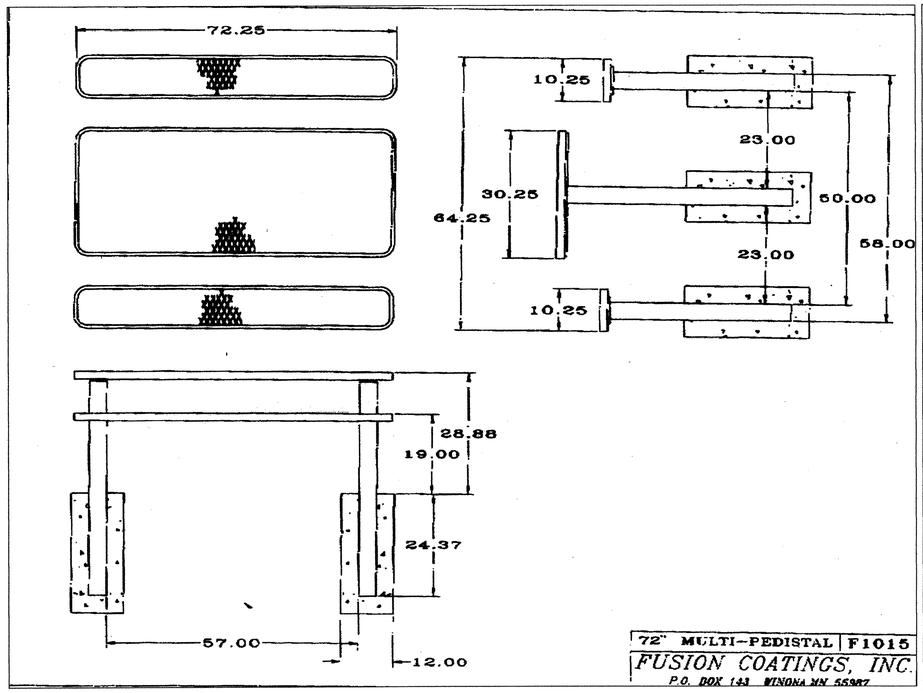
BENCH

KAY PARK	
62SGVPSM	101/124
9/24/99	NONE

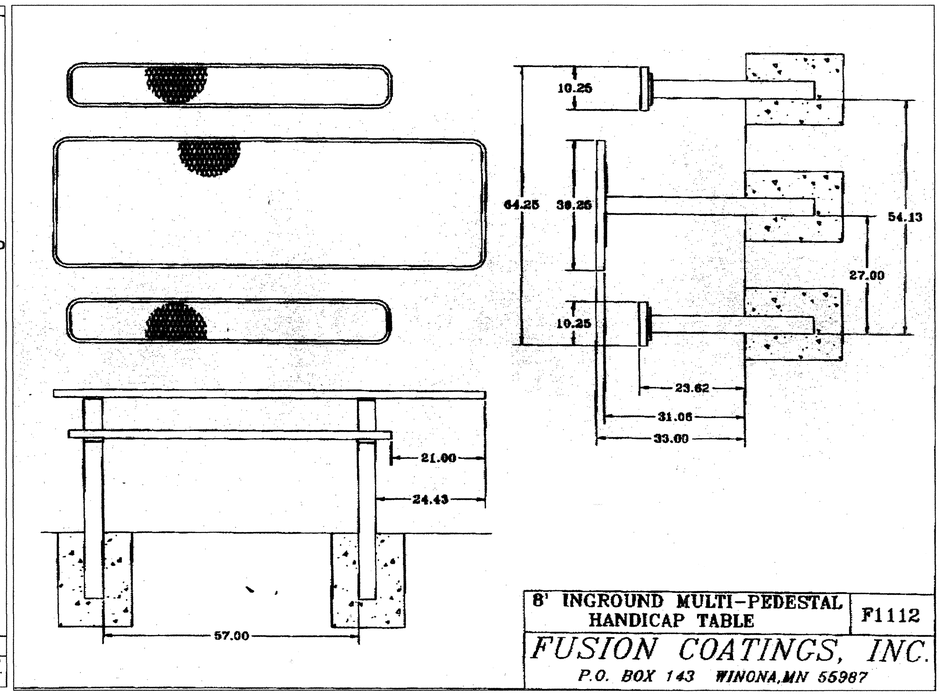




PLAY EQUIPMENT NTS



HANDICAP ACCESSIBLE TABLE DETAIL NTS



PICNIC TABLE DETAIL NTS

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTOR'S ASSISTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
11-22-99

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		
		DESIGNED BY	AJV	12/15/98
		DRAWN BY	AJV	12/15/98
		CHECKED BY		

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PRINTED 11/18/99

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(505)898-9690

VENTANA RANCH TRACT 8-C PARK

CONSTRUCTION PLAN

DESIGN REVIEW COMMITTEE
APPROVED
DEC 12 1999
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 6200.91 ZONE MAP NO. B-9-Z SHEET 7 OF 11

File: \\Foxn\AutoCAD\ACAD.DWG\COMMERCIAL\VentanaRanch\VR96002\Contstet\VP-P2.dwg Plottet 1998-11-19 15:45:44

LEGEND

SYCAMORE (H) 7 Plethnus spp. 2 1/2–3" TO 60' MAX		min 30' O.C.
ARIZONA ASH (MALE) (H) 12 Fraxinus velutina 2 1/2–3" TO 60' MAX		min 30' O.C.
AUSTRIAN PINE (H), LIMBER (M/H) 18 Pinus nigra/Pinus flexilis 6'–8' TO 35' MAX		min 20' O.C.
DESERT WILLOW (L) 9 Chilopsis linearis 15 GAL TO 25' MAX		min 20' O.C.
FLOWERING PEAR (H) 3 Pyrus calleryana 3" CAL TO 25' MAX		min 25' O.C.
BLUEMIST (M) 28 Caryopteris x clandonensis TO 2' MAX		min 5' O.C.
RUSSIAN SAGE (M) 9 Perovskia atriplicifolia 5 GAL 48"TO 60" MAX		min 6' O.C.
MAIDEN GRASS (M) 30 Miscanthus sinensis 5 GAL 3' TO 6' MAX		min 6' O.C.
AUTUMN SAGE (M) 18 Salvia greggii 5 GAL TO 36" MAX		min 6' O.C.
CHAMISA (L) 49 Chrysothamnus nauseosus 5 GAL 2' TO 5' MAX		min 5' O.C.
WILDFLOWER (M) 47 (Wallflower, Snow-in-Summer, Coneflower, Rudbeckia) 1 GAL TO 2' MAX		min 5' O.C. min 5' O.C. CLUSTERS
BOSTON IVY (M) 28 Parthenocissus triuspidata 1 GAL TO 5' MAX		

1		EXISTING BOULDER BORDER 2–4'
2		SHADE STRUCTURE(SEE DETAIL SHEET 5 OF 10) POLYGON RAM 16x24 M
3		TABLE (2) (SEE DETAIL SHEET 7 OF 10) FUSION COATING 72" MULTI–PEDISTAL F1015 8' HANDICAP TABLE P1112
4		SWING SET – 2 TODDLER SWINGS AND 2 BELT SWINGS (SEE DETAIL SHEET 6 OF 10) LANDSCAPE STRUCTURES 100050 ARCH BELT SWING
5		BENCH (3) (SEE DETAIL SHEET 7 OF 10) KAY PARK 62SGVPSM
6		TRASH CANS (2) (SEE SECTION 1015 OF THE COA SPEC.)
7		BIKE RACK (1) (SEE DETAIL SHEET 6 OF 10) KAY PARK 61SC–10/SM
8		MAINTENANCE VEHICLE ACCESS (8' x 4" CRUSHER FINE ROAD W/ 6x8" CONCRETE MOWSTRIP EDGE)
9		6"X6" CONCRETE MOWSTRIP (SEE COA SPEC # 2726)
10		PLAY EQUIPMENT (SEE DETAIL SHEET 7 OF 10)
11		POURED IN PLACE SAFETY SURFACE (SEE DETAIL SHEET 7 OF 10)
12		NATIVE SEED (SEE SECTION 1012 OF COA STANDARD SPECS.)
13	SOD	SEED/SOD LAWN (SEE SECTION 1010 & 1011 OF COA SPEC.)
14		SANTA ANA TAN CRUSHER FINES 4" DEPTH
15		SANTA ANA TAN W/FF 4" DEPTH
16		SAFE LANDING AREA (8' FOR PLAY EQUIP, 6' AND 16' FOR THE SWING SET)
17		HANDICAP RAMP
18		RELOCATED BOULDERS
19		REMOVABLE BOLLARD (SEE COA SPEC # 2250)
20		18" TURNDOWN (SEE COA SPEC # 2728)
21		MAINTENANCE VEHICLE ACCESS (8' x 6" CONCRETE PAD)
21		12" DEEP PLAY SAND

OLD CONTOURS

NEW CONTOURS

NEW INDEX CONTOUR LINES

BRIAR [illegible]

VENTANA RANCH ROAD

LIMIT OF WORK

EXISTING PARKING LOT AS–IS

EXISTING 10' WALK

EXISTING LANDSCAPING

EXISTING AMAFCA ACCESS ROAD

MALLARD AVE.

EXISTING 4' WALK

NOTE:
VENTANA RANCH COMMUNITY ASSOCIATION WILL MAINTAIN THE LANDSCAPE ALONG MALLARD BETWEEN THE CURB AND WALK

BRADFORD PEAR

R=5'

5477

5475

5473

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

N

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LANDSCAPE NOTES:

It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and Water Waste Ordinance.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the developer's responsibility per terms and conditions of the Maintenance Agreement.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
ACS BRASS STAMPED " 1–B9 1980"
Geographic position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 355,077.00 Y=1,529,056.93
Ground–to–grid Factor= 0.99963334
= –00 16' 47"
NGVD 1929 Elevation = 5450.51

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STARTED BY
INSPECTED BY DATE
ACCEPTANCE BY
CERTIFICATION BY DATE
DRAWINGS BY DATE
CORRECTED MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
11-22-99

NO.	DATE	REMARKS	DESIGNED BY	DATE
		REVISIONS	IRT	9/28/99
		DESIGN	DRAWN BY IRT	DATE 9/28/99
			CHECKED BY	DATE

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VENTANA RANCH TRACT 8–C PARK

PLANTING PLAN

DESIGN REVIEW COMMITTEE: APPROVED DEC 12 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

6200.91 | ZONE MAP NO. B–9–Z | SHEET 8 OF 11

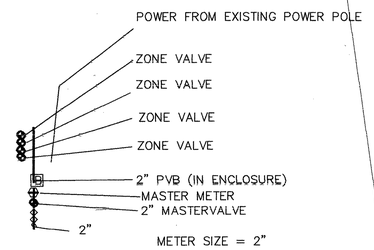
File: \\Fnoah\AutoCAD\ACAD DWG\COMMERCIAL\Ventana Ranch\WPPARK2\Construct\PP.dwg Plotted:1999–11–19 153202

STATION	VALVE #	VALVE SIZE	TOTAL GPM	HEAD TYPE	NOZZLE	QTY	PSI	RADIUS	GPM – EA	PRECIP	IRRIGATION CYCLE	RUN TIME
1	1	2.0"	37.4	HUNTER I-20	3.5	11	50	42'	3.4	.48	2	25-30MIN
2	2	1.5"	23.8	HUNTER I-20	3.5	7	50	42'	3.4	.24	2	45-50MIN
3	3	2.0"	35	HUNTER I-20	3.5+3.5LA	10	50	26'	3.4+3.5	.70	2	15-20MIN
4	4	1.0"	18.8	HUNTER I-20	3.5+3.5LA	10	50	28'-42'	2.1-3.5	.48	2	25-30MIN
5	5	1.5"	29.4	HUNTER I-20	3.5LA+2.0LA	10	50	28-35'	2.1-3.5	.66	2	25-30MIN
6	6	1.0"	18.9	HUNTER I-20	2.0LA	9	50	28'	2.1	.60	2	25-30MIN
7	7	1.5"	23.8	HUNTER I-20	3.5	7	50	42'	3.4	.48	2	25-30MIN
8	8	1"	17	HUNTER I-20	3.5	5	50	42'	3.4	.48	2	25-30MIN
9	9	1.5"	27.2	HUNTER I-20	3.5	8	50	42'	3.4	.48	2	25-30MIN
10	10	1"	20.4	HUNTER I-20	3.5	6	50	42'	3.4	.48	2	15-20MIN
11	11	1"	6.8	HUNTER I-20	3.5	2	50	42'	3.4	.45	2	25-30MIN
12	12	1"	17	HUNTER I-20	3.5	5	50	42'	3.4	.45	2	25-30MIN
13	13	1"	22.5	1401 BUBBLERS	NA	45	30	.5GPM	.5GPM	NA	1	NA
14	14	1"	7	MULTI-OUTLET	1 GPH PER PLANT	70	30	6.0GPH	6.0GPH	NA	1	NA

IRRIGATION LEGEND

- ◇◇ 2" POINT OF CONNECTION
- [P] PVB BACKFLOW PREVENTOR W/ MASTER VALVE FEBCO WITH HOTBOX FEB765-2 HB#2
- ◆ ZONE VALVE RAINBIRD PEB PRS-B MODEL 150 PEB
- ● HUNTER I-20 3.5 NOZZLE 42' RADIUS 3.4 GPM W/ CHECK VALVE
- ○ HUNTER I-20 2.0LA NOZZLE 28' RADIUS 2.1 GPM W/CHECK VALVE
- ⊖ HUNTER I-20 3.5LA NOZZLE 35' RADIUS 3.5 GPM W/ CHECK VALVE
- ● HUNTER I-20 3.5 NOZZLE 42' RADIUS 3.4 GPM W/ CHECK VALVE
- ▼ RAINBIRD 1400 SERIES (TREES) 44 BUBBLERS 0.5 GPM
- ○ RAINBIRD MULTI-OUTLET (SHRUBS) 2 POINTS PER SHRUB XERI-BUG MODEL #XBT-10-6 1 GPH
- ==== SLEEVES
- IRR MAINLINE SCH. 40 PVC
- LATERAL LINE SCH 40PVC (3/4" UNLESS OTHERWISE NOTED)
- [C] CONTROLLER TORO SCORPIO M5S-2S-S1 (16 STATION) IN STAINLESS STEEL ENCLOSURE

PIPE SIZING AS LABELED



METER SIZE = 2"
TOTAL GPM = 51

RISER AS PER PNM SPEC.

IRRIGATION NOTES:
Irrigation will be operated by automatic controller.
CONTROLLER TO BE SET ON STAINLESS STEEL ENCLOSURE MUST BE ACCESSIBLE TO MAINTENCE PERSONNEL.

RAINBIRD 1400 SERIES (TREES) 28 BUBBLERS .5 GPM

RAINBIRD MULTI-OUTLET (SHRUBS) 2 POINTS PER SHRUB 76
XERI-BUG MODEL #XBT=10=6 1 GPH

CITY STANDARD MASTER VALVE DETAIL #2702-A
CITY STANDARD TREE BUBBLER DETAIL #2710
CITY STANDARD SHRUB EMITTER DETAIL #2710 SUBSTITUTION
CITY STANDARD DRIP VALVE DETAIL #2709-A

CONTROL VALVES TO BE LOCATED IN TURF AREA.

These drawings are diagrammatic.
In some cases, irrigation components may be shown outside of planting areas for clarity. The irrigation contractor shall avoid any conflicts between the irrigation system, planting materials, and above ground utilities. Irrigation pipe and wiring shall be installed in landscaped areas whenever possible.

ALL TREES ARE TO BE LOCATED AT LEAST 8' AWAY FROM ALL VALVES, HEADS, AND LINES

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

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The Hilltop

NOTES:

1. Prior to the start of construction, the locations of all existing utility lines shall be marked. Verify locations with the city of Albuquerque and Public Utilities. Prior to construction, contractor shall contact line locating service (260-1990) for locating utilities. Contact Water Line Maintenance (857-8200) for waterline locations within median.

This system is designed for 38 GPM with 50 PSI needed at the head. Pressure at the point of connection is 60 PSI. Verify Pressure prior of start of mainline tap.

When locating heads in the field, care shall be taken to space heads as shown on plan. However, minor adjustments in the head layout may be required to meet minor variations between plan dimensions and site dimensions. HEADS ARE DESIGNED FOR 100% HEAD TO HEAD COVERAGE.

At the completion of the project, Design and Development shall coordinate the programming of the Controller with Pete Purcella, Park Supervisor, Park Management Division (857-8650).

All piping installed under sidewalks, roads, etc...., shall be sleeved in Schedule 40 PVC two sizes larger than the pipe to be sleeved.

All products shall be specified or approved substitution.

Location shown on irrigation plan for pipe lines, mastervalve assembly, air relief valve, control valves, are schematic. Locate all equipment within landscaped area.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
AS BUILT CHECKS
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS BRASS STAMPED " 1-B9 1980"
Geographic position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 355,077.00 Y=1,529,056.93
Ground-to-grid Factor= 0.99968334
= -00 18' 47"
NGVD 1929 Elevation = 5450.51

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
JAMES LEE FLON
0007
REGISTERED PROJECT ENGINEER
11-22-99

NO.	DATE	REMARKS	DESIGNED BY	DRAWN BY	CHECKED BY
		REVISIONS	IRT	IRT	
		DESIGN	DATE 9/28/99	DATE 9/28/99	DATE

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

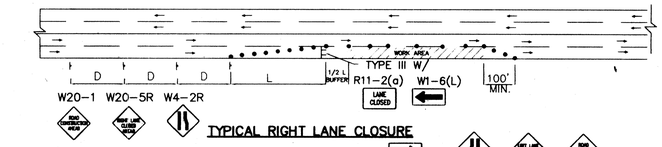
VENTANA RANCH TRACT 8-C PARK

IRRIGATION PLAN

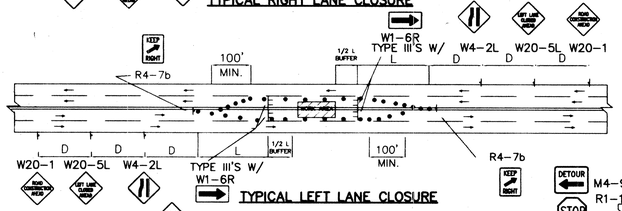
DESIGN REVIEW COMMITTEE — APPROVED — DEC 12 1999 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

6200.91 — ZONE MAP NO. — SHEET 9 OF 11

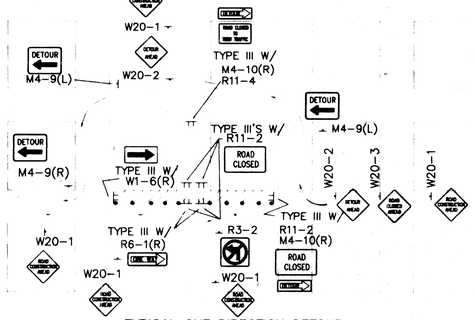
File: \\Pcoh1\Ads\ACAD\ACAD DWG\COMMERCIAL\VentanaRanch\WRPARK\Construct\P2.dwg Plotted: 1999-11-19 153303



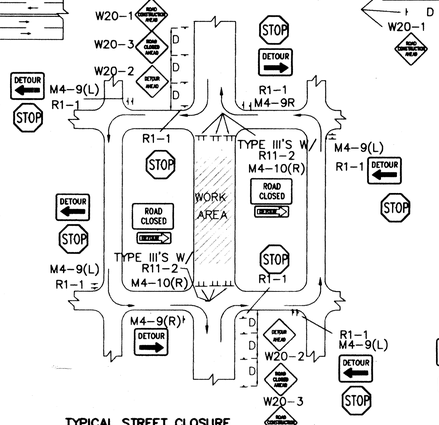
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

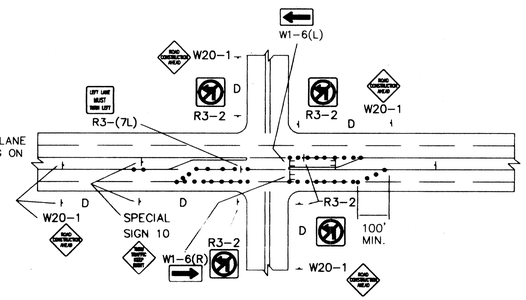


TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

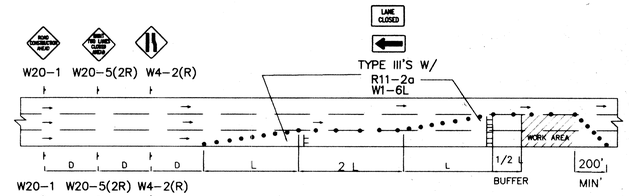
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



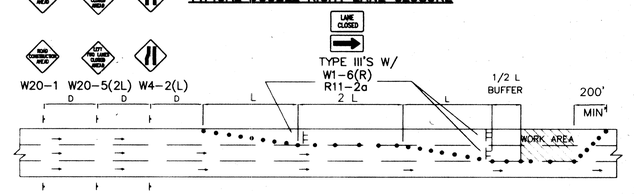
NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

TYPICAL LANE CLOSURE AT INTERSECTION

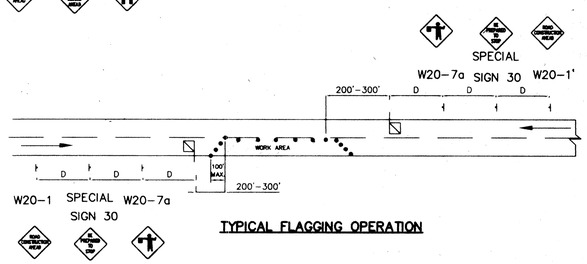
NOTE: DEPENDING ON WORK ZONE LOCATION



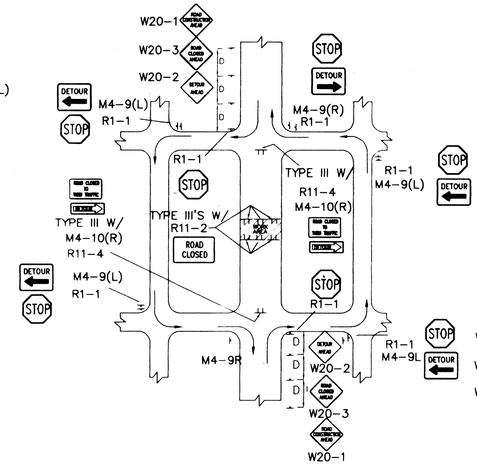
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

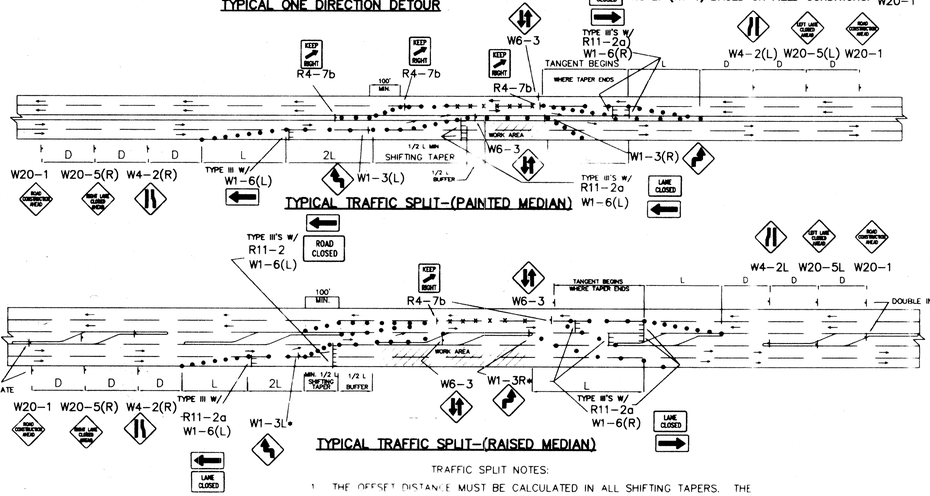


TYPICAL FLAGGING OPERATION



TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

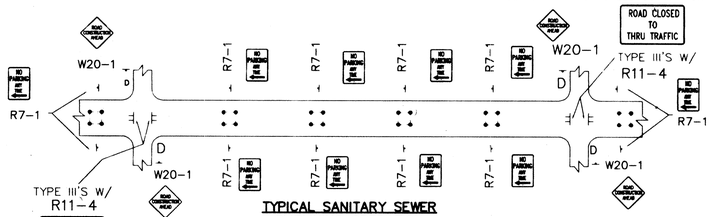


TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)

TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE [illegible] SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE [illegible] SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER



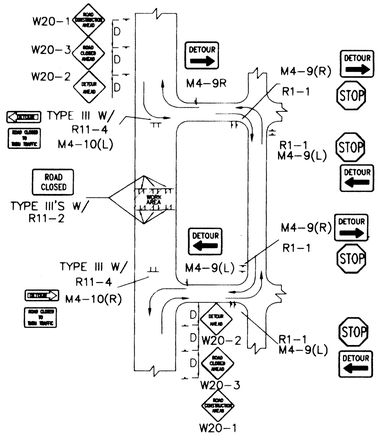
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

GENERAL NOTE:

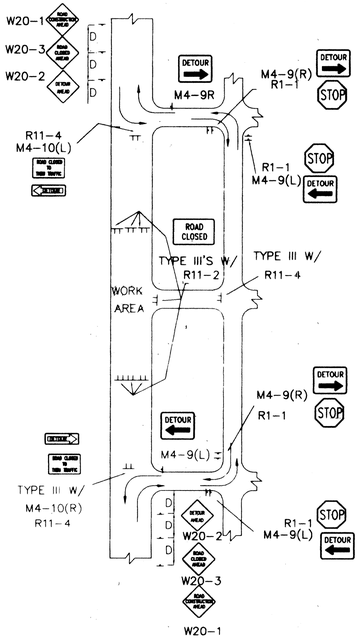
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. ⚠



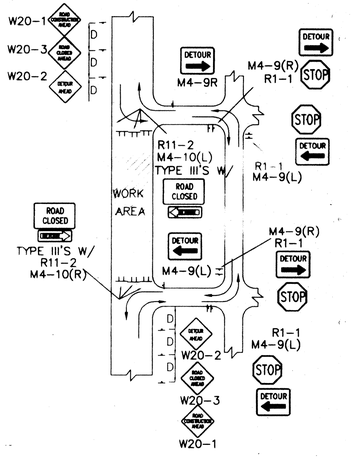
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

FOR INFORMATION ONLY

AS BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
SURVEY CONTROL DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
RONALD R. BOURDAGE
NEW MEXICO
9249

NO.	DATE	REMARKS	BY
1	9/2497	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY C.O.A. STANDARDS DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:

TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR	MO./DAY/YR
COA	STD			

PROJECT NO.

MAP NO.

SHEET 10 OF 11

CTGSTND2.DWG

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED. (1)

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. (2) 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

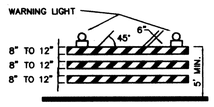
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

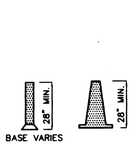
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. (3)

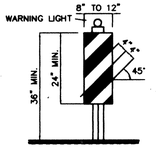
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)



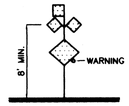
TYPE III BARRICADE



CONES



VERTICAL PANEL

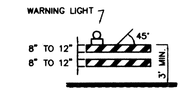


HIGH LEVEL WARNING DEVICE

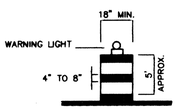
LEGEND

▨	WORK AREA
•	BARRICADE – TYPE I, TYPE II, OR BARREL
⊥	BARRICADE – TYPE III
X	VERTICAL PANEL
⊣	WARNING SIGN
D	DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
◹	FLAGMAN POSITION
S	SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
L	TAPER LENGTH – SEE CHART BELOW

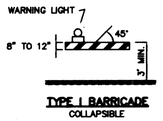
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



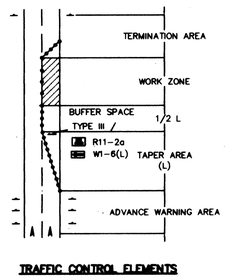
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

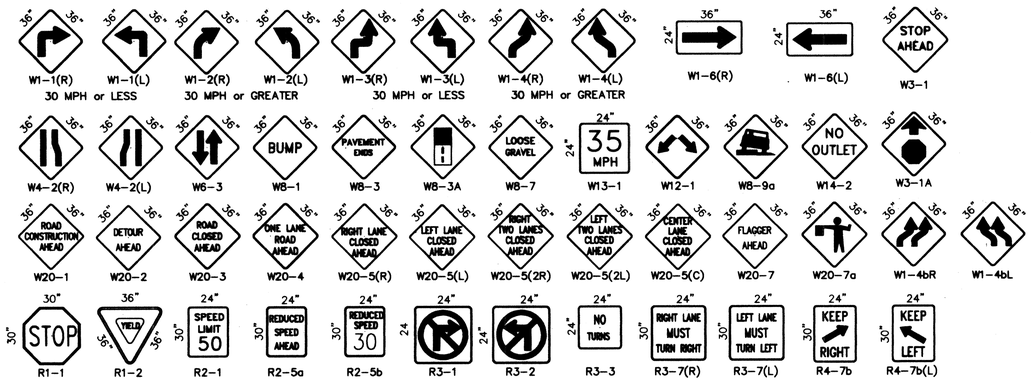
TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

FOR INFORMATION ONLY

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS BUILT INFORMATION
BENCH MARKS
CONTRACTOR
WORK STARTED BY — DATE
WORK COMPLETED BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
4	J.D.L.	9/25/97
3	J.D.L.	9/24/97
2	J.D.L.	9/24/97
1	J.D.L.	9/24/97

ADD NOTE NO. 27
REVISED NOTE NO. 26
REVISED NOTE NO. 19
REVISED NOTE NO. 11
REMARKS
REVISIONS
DESIGN
DESIGNED BY — DATE
DRAWN BY C.O.A. STANDARDS — DATE
CHECKED BY — DATE

ENGINEER'S SEAL
RUDOLPH R. ROYBAL NEW MEXICO 9672 REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA	STD			

PROJECT NO.
MAP NO.
SHEET 11 OF 11

CTCSTND1.DWG