

RIO BRAVO OPEN SPACE PROJECT

CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
OPEN SPACE DIVISION

SITE IMPROVEMENTS

INDEX

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CONSTRUCTION NOTES:

1. 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.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

3. 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.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. 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 CONSTRUCTION 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.

7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES 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 CONSTRUCTION OBSERVER.

8. 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.

9. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

10. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)
11. 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.

12. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.

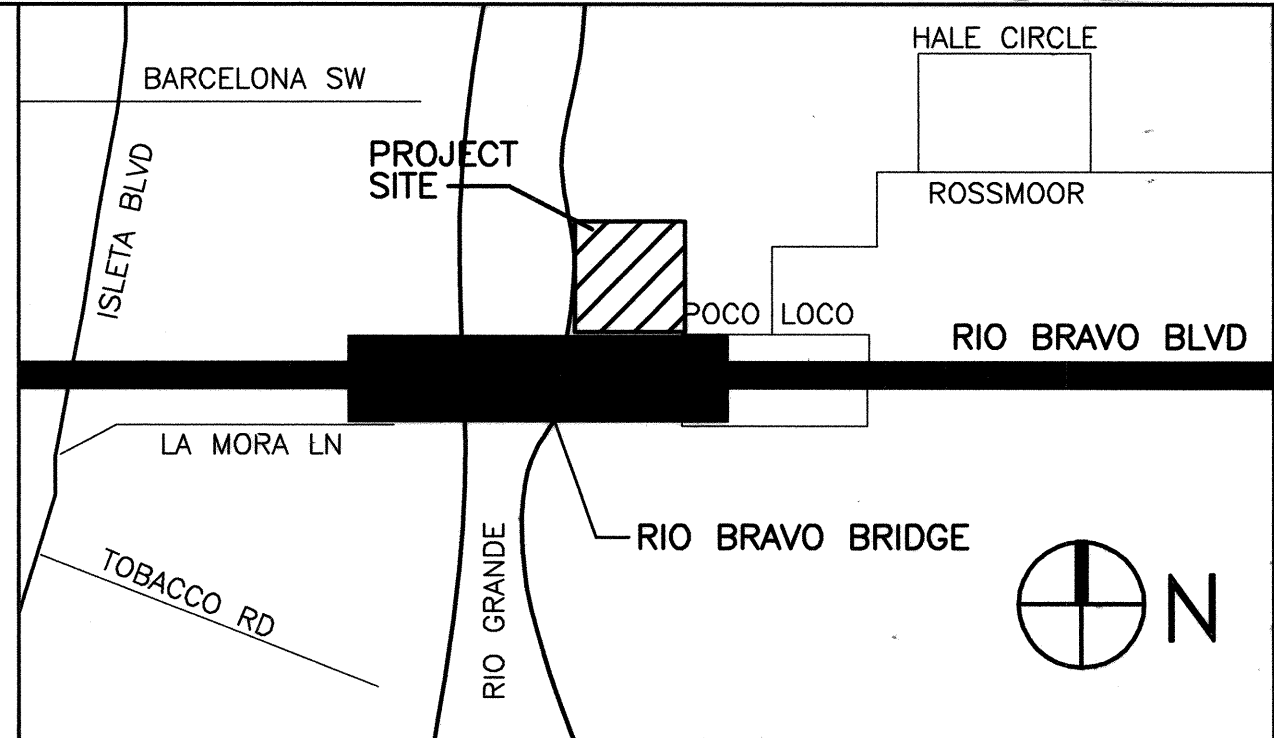
13. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

14. 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.

15. 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.

16. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

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VICINITY MAP
NOT TO SCALE
P-13

NOTICE TO CONTRACTORS

1. 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
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. 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.
6. 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.
7. 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, AS PER C.O.A. SPECS.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

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.



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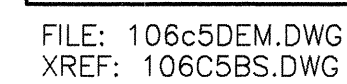
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

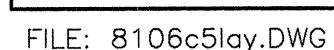
APPROVAL OF RECORD DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE OCTOBER 11, 2000
for: Jay Hart

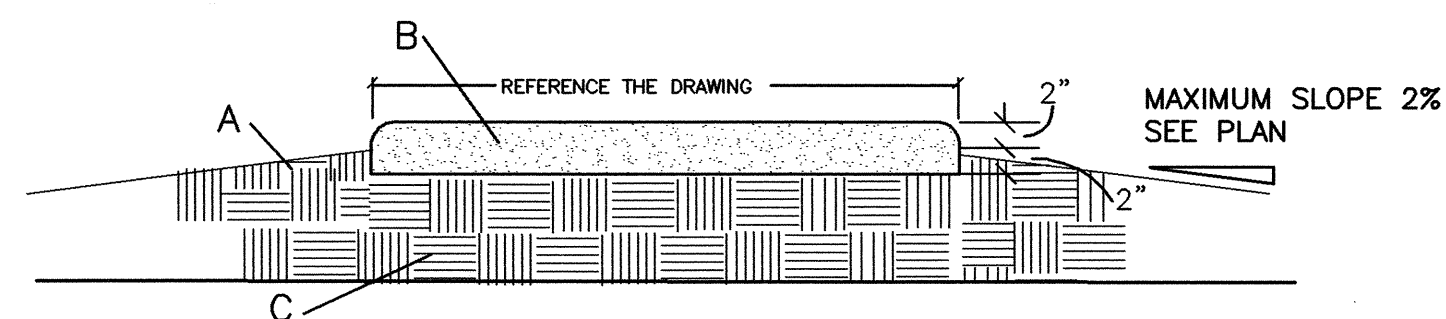
| | | | | | | | |
|-----------------------------|--------|--------------------|--------------------|-----------------|--|-----------------|------|
| REV. | SHEETS | CITY ENGINEER | DATE | USER DEPARTMENT | DATE | USER DEPARTMENT | DATE |
| ENGINEERS STAMP & SIGNATURE | | APPROVALS | ENGINEER | DATE | APPROVED FOR CONSTRUCTION | | |
| | | DRC Chairman | <i>[Signature]</i> | 2-10-00 | <i>[Signature]</i> 2-10-00 City Engineer Date | | |
| | | Transportation | <i>[Signature]</i> | 2-2-00 | | | |
| | | Water/Wastewater | <i>[Signature]</i> | 2-2-00 | | | |
| | | Hydrology | <i>[Signature]</i> | 2-2-00 | | | |
| | | Const. Parks | <i>[Signature]</i> | 2-1-00 | | | |
| Const. Care | | <i>[Signature]</i> | 2-2-00 | | | | |
| CITY PROJECT NO. | | 6283.91 | | SHEET | | OF | |
| | | | | 1 | | 6 | |

01/13/00

FINAL FOR CONSTRUCTION







GENERAL NOTES:

A SAMPLE OF THE CRUSHER FINES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.

PEDESTRIAN PATH SHALL BE CONSTRUCTED SUCH THAT DRAINAGE DOES NOT CROSS THE PATH.

ROLL TO COMPACT. MOISTURE CONTENT TO BE AT OR NEAR OPTIMUM.

CONSTRUCTION NOTES:

A RECLAMATION SEEDING SHALL BE PERFORMED IN ALL AREAS OF DENUED OR DISTURBED NATIVE VEGETATION

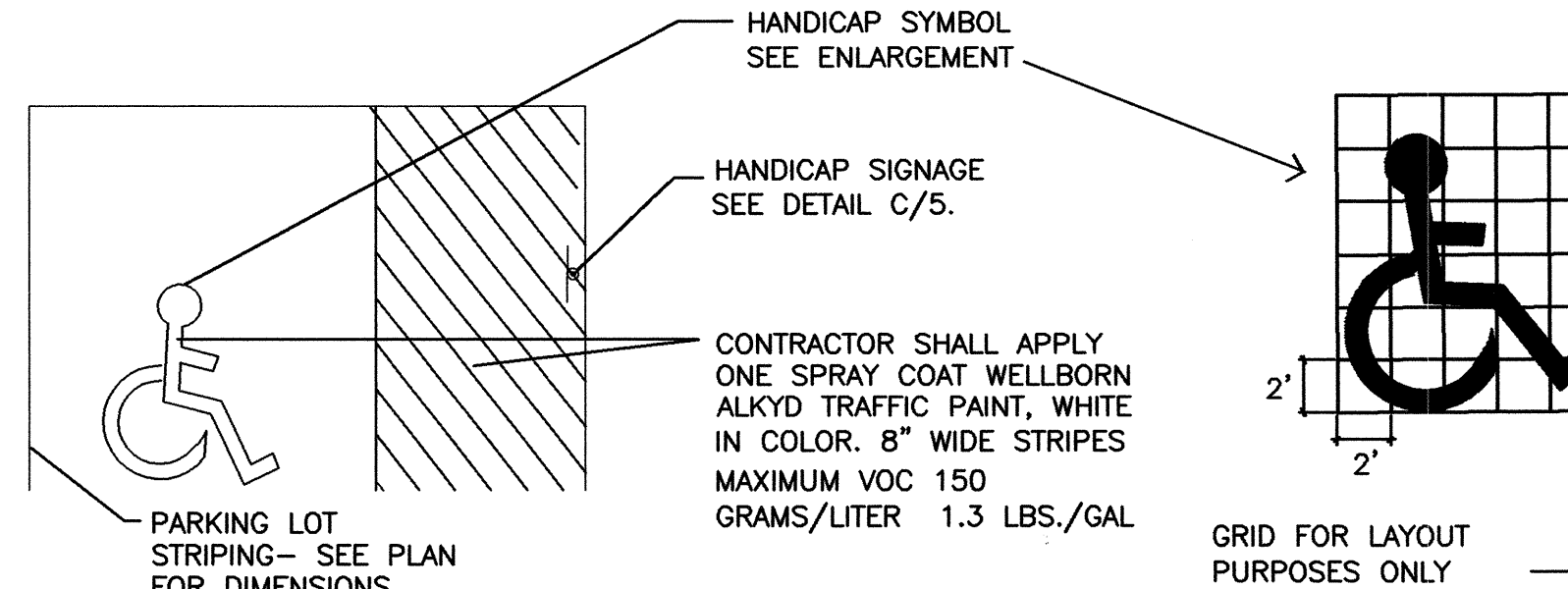
B 4" DEPTH CRUSHER FINES. 3/8" TO U.S. SIEVE #200 SANTA ANA TAN IN COLOR. 8% ROAD OYL (BY DRY WEIGHT) TO BE MIXED INTO CRUSHER FINES, PRIOR TO INSTALLATION. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. ALLOW 7 DAYS MIN. CURING TIME BEFORE ANY USE.

C SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY

Crusher fine section compacted to 95% max. density

CRUSHER FINES TRAIL

N.T.S.



HANDICAP SYMBOL SEE ENLARGEMENT

HANDICAP SIGNAGE SEE DETAIL C/5.

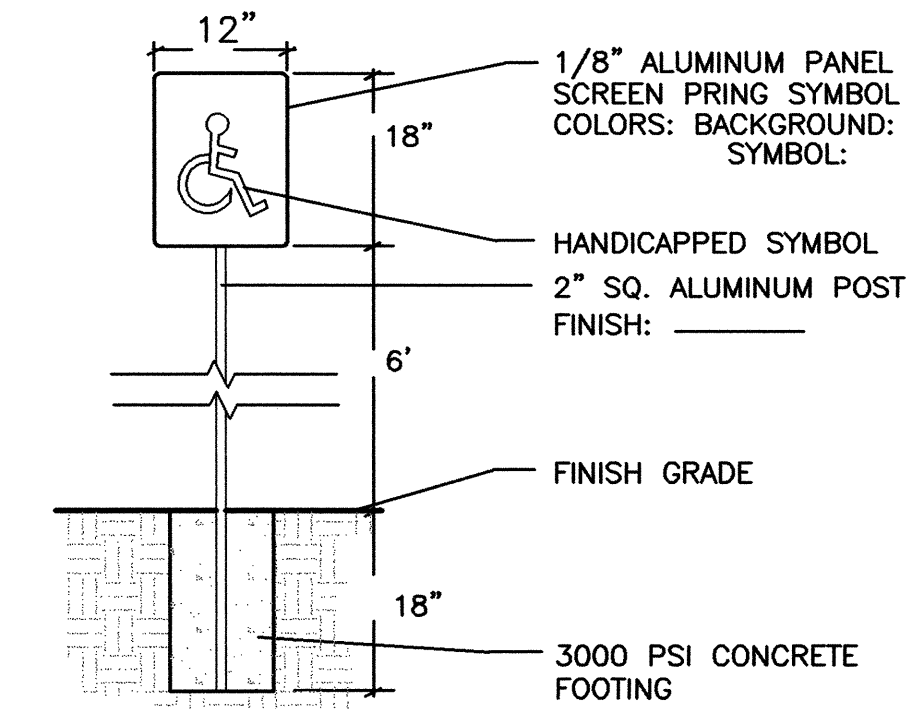
CONTRACTOR SHALL APPLY ONE SPRAY COAT WELLBORN ALKYD TRAFFIC PAINT, WHITE IN COLOR. 8" WIDE STRIPES MAXIMUM VOC 150 GRAMS/LITER 1.3 LBS./GAL

PARKING LOT STRIPING- SEE PLAN FOR DIMENSIONS

GRID FOR LAYOUT PURPOSES ONLY

HANDICAP PARKING LAYOUT

N.T.S.



1/8" ALUMINUM PANEL SCREEN PRING SYMBOL COLORS: BACKGROUND: SYMBOL:

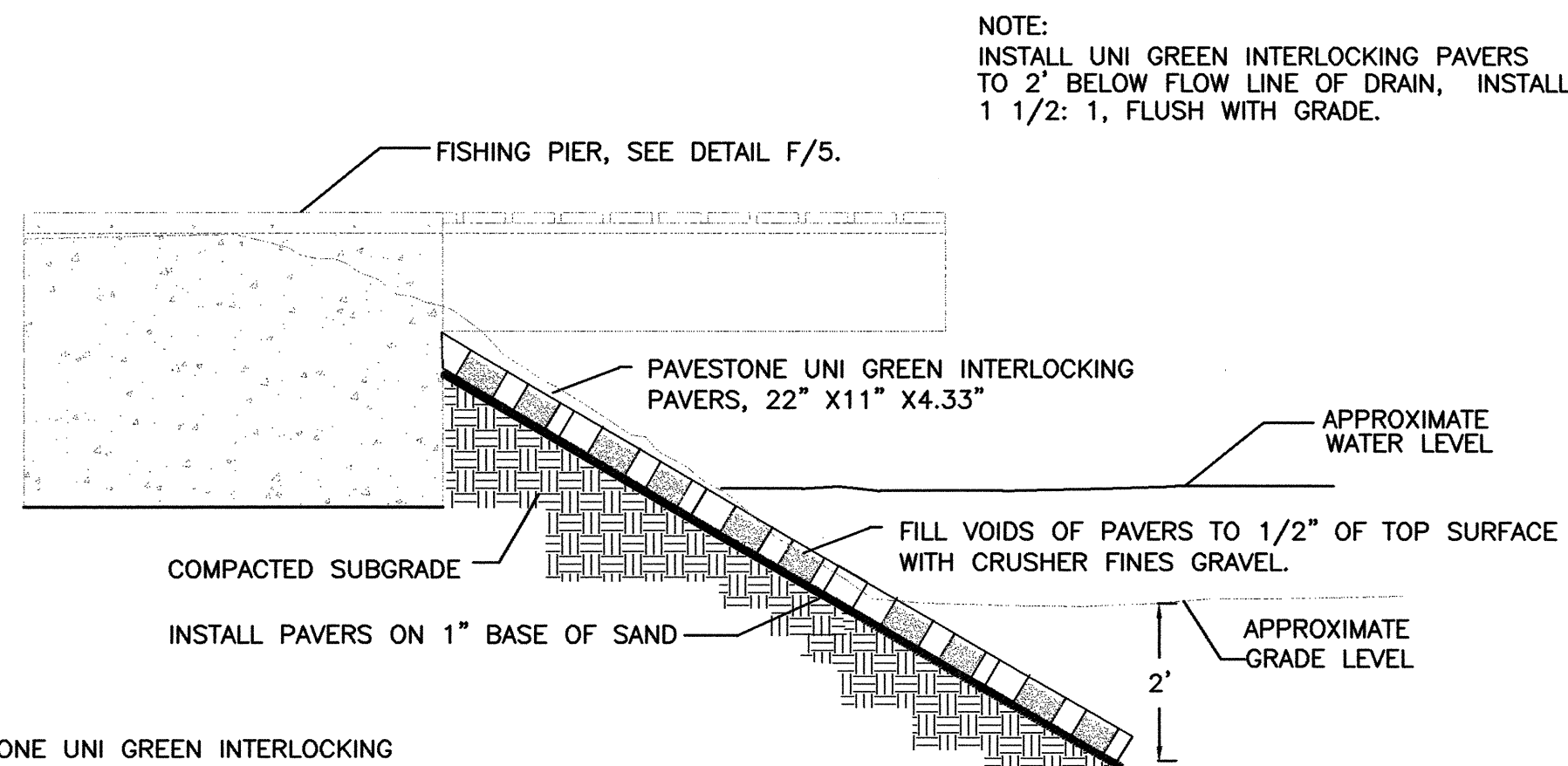
HANDICAPPED SYMBOL 2" SQ. ALUMINUM POST FINISH: _____

FINISH GRADE

3000 PSI CONCRETE FOOTING

HANDICAP PARKING SIGN

N.T.S.



FISHING PIER, SEE DETAIL F/5.

PAVESTONE UNI GREEN INTERLOCKING PAVERS, 22" X11" X4.33"

APPROXIMATE WATER LEVEL

COMPACTED SUBGRADE

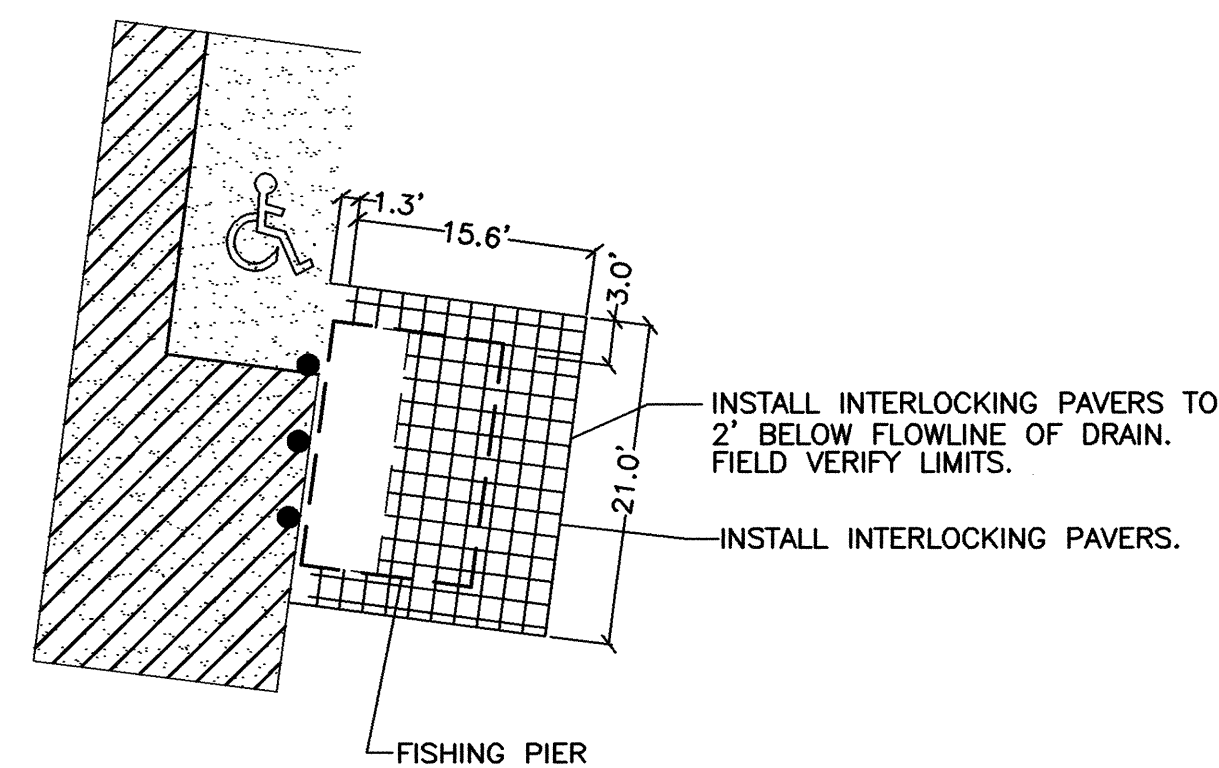
FILL VOIDS OF PAVERS TO 1/2" OF TOP SURFACE WITH CRUSHER FINES GRAVEL.

APPROXIMATE GRADE LEVEL

INSTALL PAVERS ON 1" BASE OF SAND

NOTE: PAVESTONE UNI GREEN INTERLOCKING PAVERS AVAILABLE THROUGH PAVETECH. 291-0684 INSTALL PAVERS IN HERRINGBONE PATTERN

SECTION

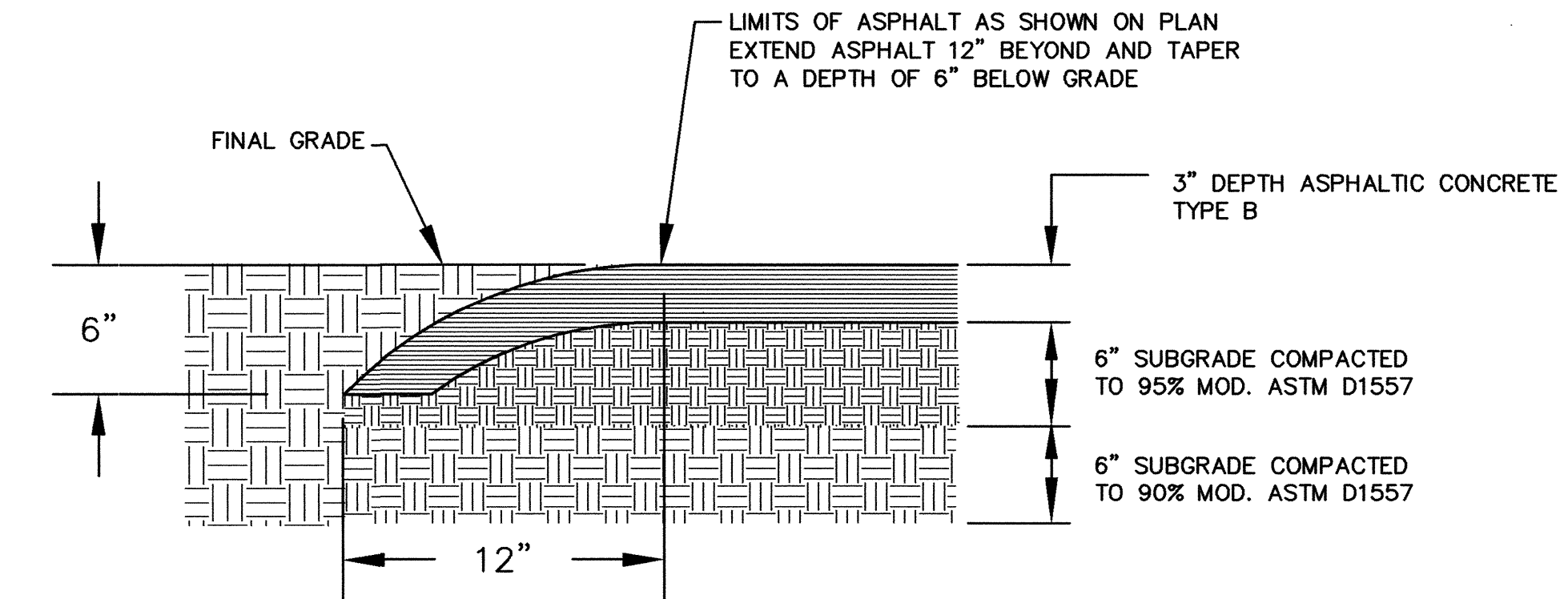


INSTALL INTERLOCKING PAVERS TO 2' BELOW FLOWLINE OF DRAIN. FIELD VERIFY LIMITS.

INSTALL INTERLOCKING PAVERS.

FISHING PIER

PLAN



LIMITS OF ASPHALT AS SHOWN ON PLAN EXTEND ASPHALT 12" BEYOND AND TAPER TO A DEPTH OF 6" BELOW GRADE

FINAL GRADE

3" DEPTH ASPHALTIC CONCRETE TYPE B

6" SUBGRADE COMPACTED TO 95% MOD. ASTM D1557

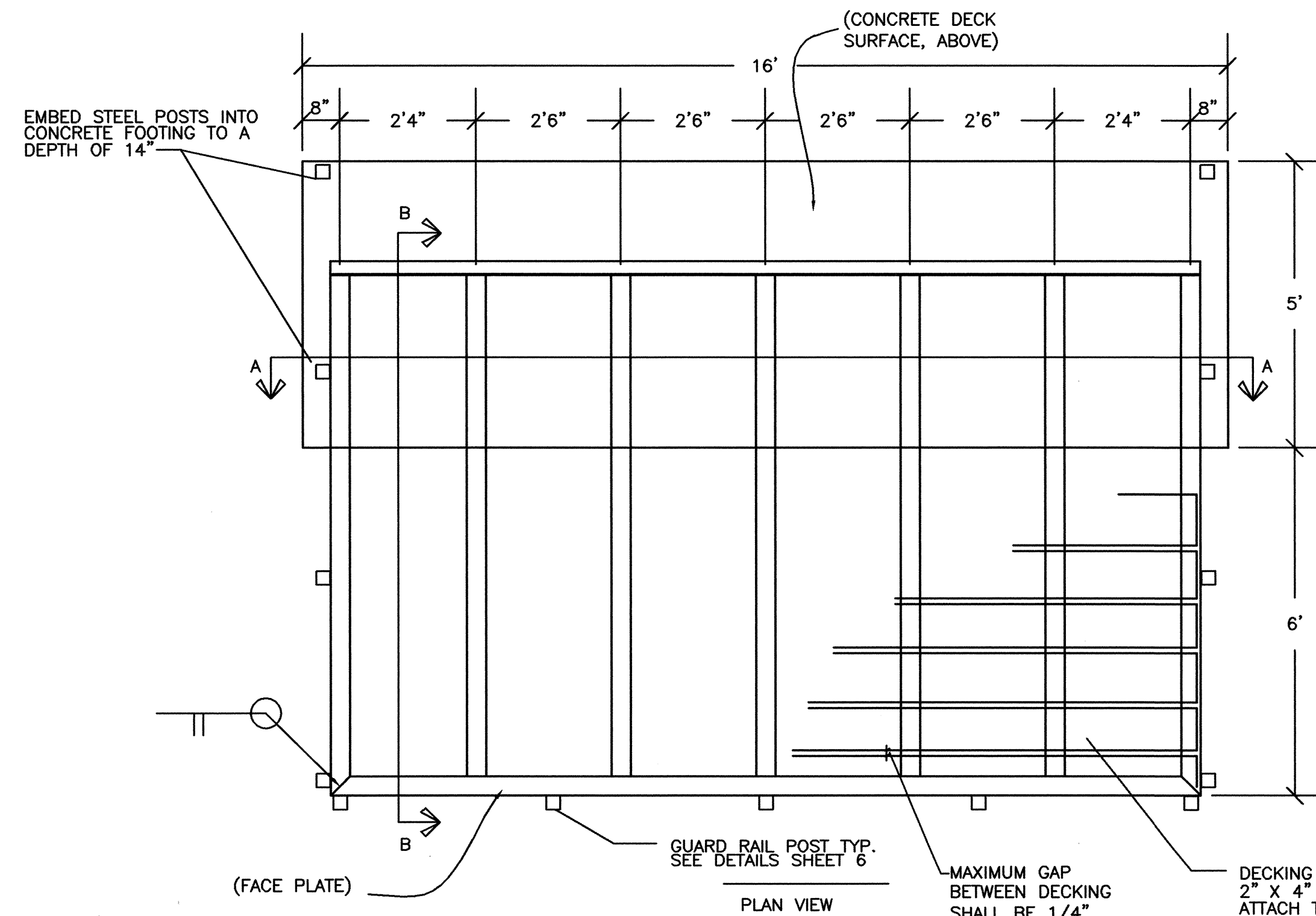
6" SUBGRADE COMPACTED TO 90% MOD. ASTM D1557

ASPHALT PAVING

N.T.S.

SLOPE TREATMENT UNDER PIER

N.T.S.



EMBED STEEL POSTS INTO CONCRETE FOOTING TO A DEPTH OF 14"

(CONCRETE DECK SURFACE, ABOVE)

(FACE PLATE)

GUARD RAIL POST TYP. SEE DETAILS SHEET 6

PLAN VIEW

MAXIMUM GAP BETWEEN DECKING SHALL BE 1/4"

DECKING 2" X 4" NOMINAL TREX BOARDS ATTACH TO SLEEPER WITH GALVANIZED STEEL DECKING SCREWS @ 12" O.C.

EMBED STEEL POSTS INTO CONCRETE FOOTING TO A DEPTH OF 14"

SECTION A-A

POST BRACKETS SEE DETAIL A/6

1 1/2" DECKING

1 1/2" SLEEPER 2" X 4" NOMINAL TREX WOOD-POLYMER COMPOSITE BOARDS ATTACH TO 14" X 4" X 3/8" WEATHERING STEEL @ 12" O.C.

(FACE PLATE) 14" X 4" X 3/8" ST WEATHERING STEEL APPROXIMATE WATER LEVEL

CONCRETE FOOTING

3" X 3" X 1/4" L 3/16" EA. T.S.

APPROXIMATE GRADE LEVEL

SECTION B-B

ACCESSIBLE FISHING PIER DETAILS

N.T.S.

| AS-BUILT INFORMATION | | DATE | DATE | DATE | DATE | DATE | DATE |
|------------------------|-----|------|------|------|------|------|------|
| CONTRACTOR | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| INSPECTOR'S | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| ACCEPTANCE BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| VERIFICATION BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| COMMENTS BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| MICRO-FILM INFORMATION | | DATE | DATE | DATE | DATE | DATE | DATE |
| RECORDED BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |

| BENCH MARKS | | DATE | DATE | DATE | DATE | DATE | DATE |
|-----------------|-----|------|------|------|------|------|------|
| CONTRACTOR | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| INSPECTOR'S | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| ACCEPTANCE BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| VERIFICATION BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| COMMENTS BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |

| SURVEY INFORMATION | | DATE | DATE | DATE | DATE | DATE | DATE |
|--------------------|-----|------|------|------|------|------|------|
| CONTRACTOR | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| INSPECTOR'S | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| ACCEPTANCE BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| VERIFICATION BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| COMMENTS BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |

| LANDSCAPE ARCHITECT'S SEAL | | DATE | DATE | DATE | DATE | DATE | DATE |
|----------------------------|-----|------|------|------|------|------|------|
| CONTRACTOR | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| INSPECTOR'S | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| ACCEPTANCE BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| VERIFICATION BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| COMMENTS BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |

| REVISIONS | | DATE | DATE | DATE | DATE | DATE | DATE |
|-----------------|-----|------|------|------|------|------|------|
| CONTRACTOR | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| INSPECTOR'S | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| ACCEPTANCE BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| VERIFICATION BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |
| COMMENTS BY | NO. | DATE | DATE | DATE | DATE | DATE | DATE |



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PLANNING LANDSCAPE ARCHITECTURE MARKET ANALYSIS

| | |
|--|--|
| CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP | |
| RIO BRAVO OPEN SPACE RENOVATION CONSTRUCTION DETAILS | |
| Design Review Committee APPROVED FEB 10 2000 | City Engineer APPROVED FEB 10 2000 |
| DESIGN REVIEW COMMITTEE | CITY ENGINEER |
| City Project No. 6283.91 | Zone Map No. P-13 |
| Sheet 5 | Of 6 |

