

March 22, 2000

CONSTRUCTION DOCUMENTS
CLASS II CONSTRUCTION

PARKWAY PARK-PHASE I

ADDRESS: 1001 1/2 TESSA DR. NW

PARKS AND RECREATION DEPARTMENT
CITY OF ALBUQUERQUE

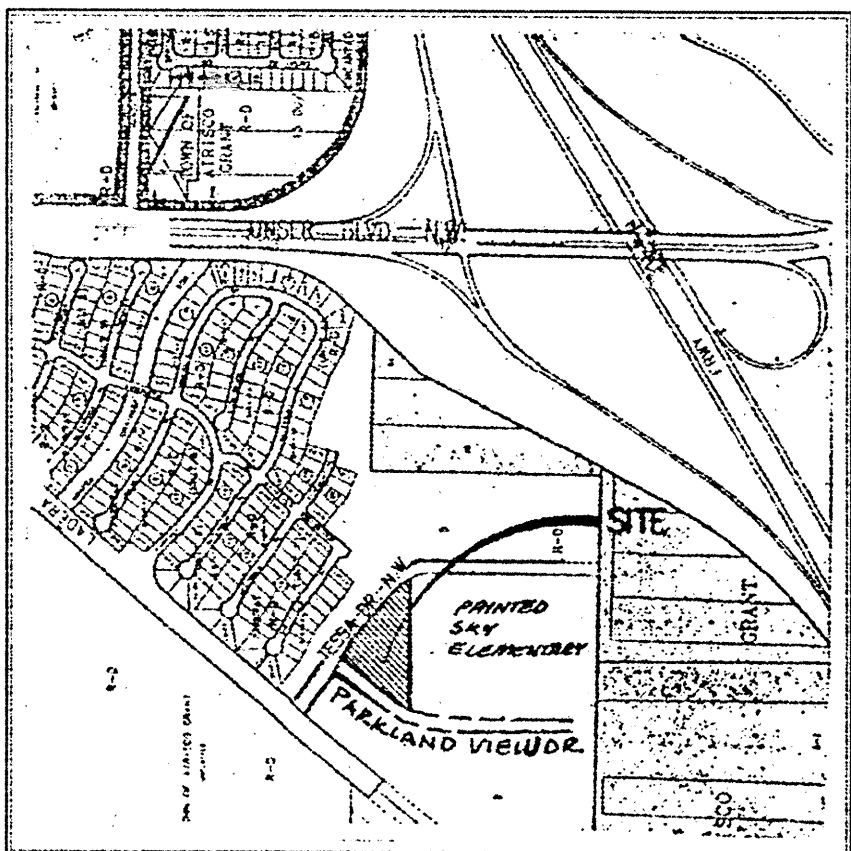
INDEX OF DRAWINGS

TITLE

COVER SHEET
MASTER PLAN
DEMOLITION AND LAYOUT PLAN-PHASE I
PLAY AREA ENLARGEMENT
IRRIGATION PLAN
NOT USED IN THIS SET
GRADING PLAN
DRAINAGE PLAN CALCULATIONS, SECTIONS AND DETAILS
PLANTING PLAN
DETAIL SHEET
TRAFFIC CONTROL SHEET
TRAFFIC CONTROL SHEET

SHEET NO.

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L-11 OF 12



SCALE: 1"=750' +/-
VICINITY MAP

J-9-Z

GENERAL NOTES

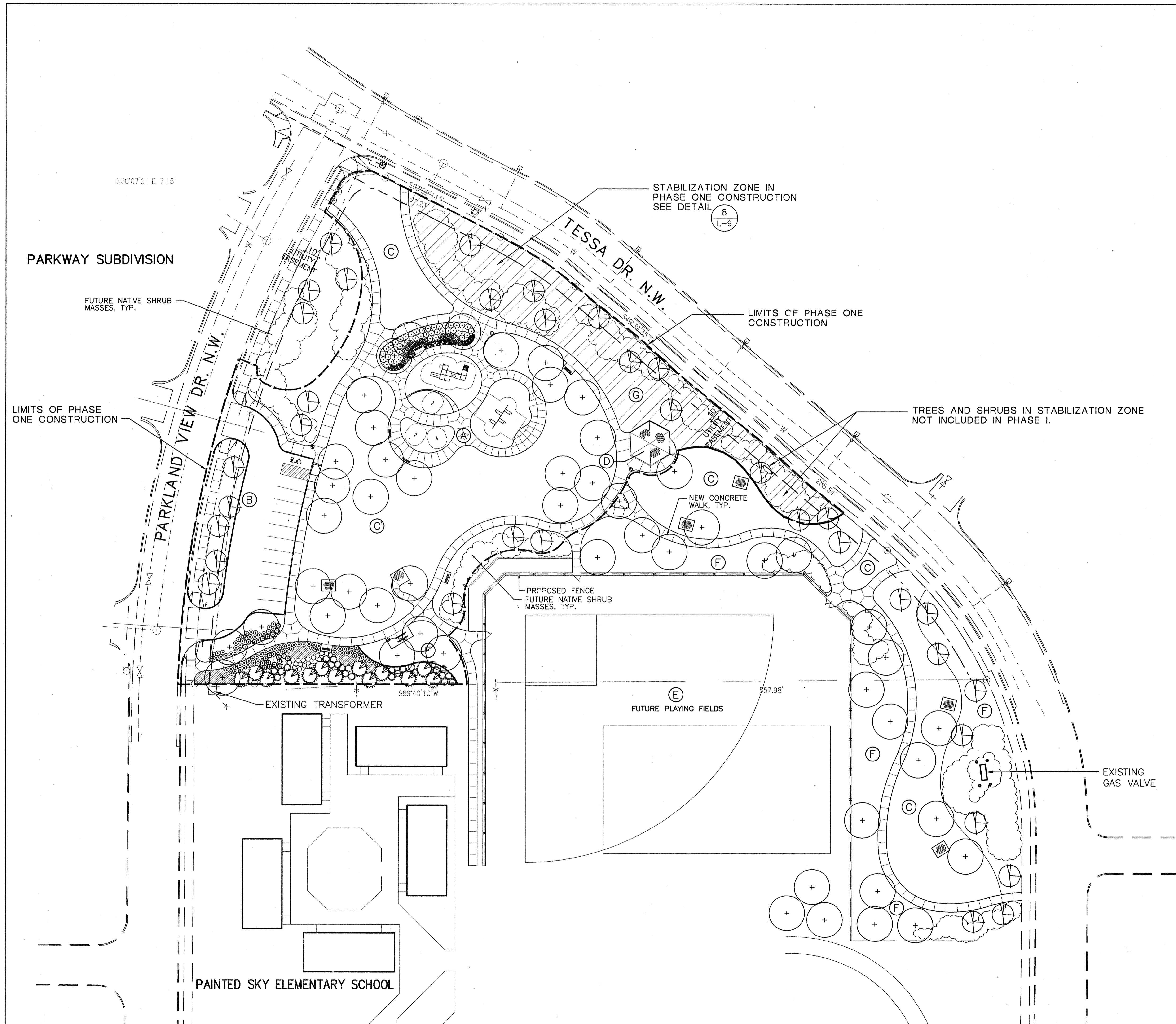
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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 THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (768-2521) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONNECTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS 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 FINISH 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 NEW GRADE, UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
- ALL WATER LINES TO BE C900 PVC, AND ALL SEWER LINES TO BE SDR35 PVC.

DESIGNWORKSHOP
506 Agua Fria
Santa Fe, NM
87501
(Tel.) 505.982.9399
(Fax) 505.986.1396

FOR INFO

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
LANDSCAPE ARCHITECT'S SEAL		APPROVALS	ENGINEER	DATE	*****		
		DRC CHAIRMAN	<i>[Signature]</i>	3/24/00	APPROVED FOR CONSTRUCTION		
		TRANSPORTATION	<i>[Signature]</i>	3/24/00			
		WATER/WASTEWATER	<i>[Signature]</i>	3/20/00			
		HYDROLOGY	<i>[Signature]</i>	3/30/00			
		C.I.P.	<i>[Signature]</i>	3/30/00			
		CONSTR. MGMT.	<i>[Signature]</i>	3/30/00	City Engineer Date		
		City Project Number	630091		Sheet C-1 of 12		

SET NUMBER: _____



SYMBOLS LEGEND

	EXISTING WATER
	EXISTING TELEPHONE
	EXISTING SEWER
	LIMIT OF CONSTRUCTION
	FUTURE CHAINLINK FENCE
	EXISTING SIDEWALKS
	PROPOSED SIDEWALKS
	PROPOSED BENCH
	PROPOSED PICNIC TABLE
	PROPOSED TREES
	PROPOSED NATIVE SHRUB MASSES
	STABILIZATION ZONE

GENERAL NOTES

- CONTRACTOR TO COORDINATE ALL DWGS. PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOCATE ALL UNDERGROUND LINES PRIOR TO CONSTRUCTION.

AREA NOTES

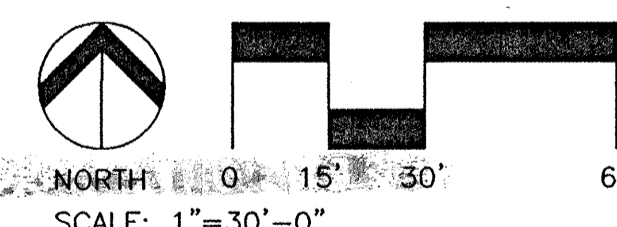
- PLAY EQUIPMENT AREA, SEE SHEET L-3, FOR DETAILS.
- PARKING LOT
- LAWN AND PICNIC AREA
- SHADE PAVILION
- FUTURE PLAY FIELD
- NATIVE GRASS / WILDFLOWER MIX
- STABILIZATION ZONE - SEE DETAIL 8, L-9

FOR INFORMATION ONLY

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Santa Fe, NM
87501

(Tel.) 505.982.8399
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CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT	
TITLE: PARKWAY PARK MASTER PLAN	
Design Review Committee APPROVED MAR 30 2000 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED MAR 30 2000 CITY ENGINEER
City Project No. 630091	Zone Map No. J-9-Z
Sheet L-1	Of 12

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		LANDSCAPE ARCHITECT'S SEAL	
CONTRACTOR	DATE	AN A.C.S. 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 3-99"	DATE	FIELD NOTES	NO.	NO.	BY
INSPECTOR'S	DATE	DISK IS SET IN THE NORTH WEST TOP END OF A CONCRETE	DATE	BY	DATE	REMARKS	REVISIONS
FIELD ENGINEER	DATE	CULVERT PIPE LOCATED ON THE NORTH SIDE OF WESTBOUND	DATE			DESIGNED BY KB/GW	DATE 3/6/2000
CONTRACTOR	DATE	1-40, 0.13 +/- MILES OF THE CENTERLINE OF UNSER BLVD. N.W.	DATE			DRAWN BY GW/MBT	DATE 3/6/2000
CONTRACTOR	DATE	ELEVATION=5187.56 FEET (M.S.L.D.)	DATE			CHECKED BY KB	DATE 3/6/2000
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

DESIGNWORKSHOP

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87501
(Tel.) 505.982.8399
(Fax) 505.986.1396

NOTE: BASE SURVEY INFORMATION WAS PROVIDED BY JEFF MORTENSON AND ASSOCIATES INC. IT IS ASSUMED TO BE CORRECT. REPORT ALL DISCREPANCIES TO CITY ENGINEER IMMEDIATELY.

EARTHWORK ESTIMATE SUMMARY
1. CLEARING AND GRUBBING (ASSUME .3' DEPTH)
750 CY CUT TO WASTE
2. CUT & FILL
A. CUT: 100 CY
B. FILL: 650 CY
C. REPLACEMENT FOR CLEAR AND GRUB: 750 CY
D. TOTAL IMPORT: 750+650-100=1300 CY
NOTE: THE ABOVE VALUES ARE ESTIMATED QUANTITIES ONLY. AS-BUILT AMOUNTS ARE EXPECTED TO VARY DEPENDING UPON THE MANY VARIABLES INHERENT TO EARTHWORK ACTIVITIES. THE VALUES ABOVE WERE CALCULATED MANUALLY USING A 50'X50' GRID METHOD.

SYMBOLS LEGEND

- 5225 --- EXISTING CONTOURS
- EXISTING WATER
- EXISTING TELEPHONE
- EXISTING SEWER
- LIMIT OF CONSTRUCTION
- FUTURE CHAINLINK FENCE
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- ASPHALT PAVING
- CONCRETE/ASPHALT TO BE REMOVED

GENERAL NOTES

- CONTRACTOR TO COORDINATE ALL DWGS. PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOCATE ALL UNDERGROUND LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO INSTALL PARKING LOT STRIPING AND DIRECTIONAL SIGNAGE ON THE NORTH SIDE OF WESTBOUND AND SPECIFICATIONS.
- INSTALLATION AND LOCATION OF TRAFFIC SIGNS SUBJECT TO C.O.A. SPECIFICATIONS.

AREA NOTES

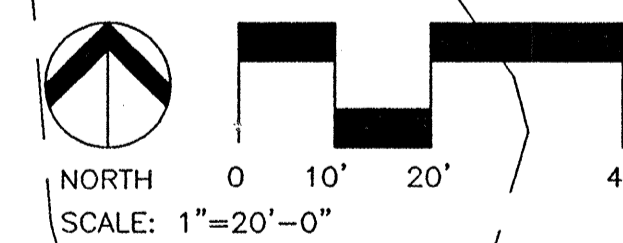
- (A) PLAY EQUIPMENT AREA, SEE SHEET L-3, FOR DETAILS.
- (B) PARKING LOT
- (C) LAWN AND PICNIC AREA
- (D) SHADE PAVILION
- (E) FUTURE PLAY FIELD

DEMOLITION KEY NOTES

- SAW-CUT, REMOVE, AND DISPOSE OF EXISTING CURB GUTTER.
- SAW-CUT, REMOVE, AND DISPOSE OF EXISTING SIDEWALK; SAW-CUT CONCRETE AT NEAREST SCORE JOINT.

LAYOUT KEY NOTES

- CONCRETE WALK PER C.O.A. DETAIL 2720.
- HEXAGONAL SHADE STRUCTURE-PROVIDED BY C.O.A.
- RESIDENTIAL STREET CURB AND GUTTER PER C.O.A. DETAIL 2415
- CONSTRUCT RESIDENTIAL ASPHALT PAVING PER C.O.A. DETAIL 2405.
- SIDEWALK CULVERT SEE SHEET L-7.
- CONCRETE HANDICAP RAMP PER C.O.A. DETAILS. MODIFIED 2426.
- EXISTING CHAIN LINK FENCE TO REMAIN
- PRESERVE AND PROTECT EXISTING SIDEWALK
- LSI INC., PICNIC TABLE, SEE DETAIL 5 SHT. L-9. (AVAILABLE CONTRACT)
- LSI INC., ACCESSIBLE PICNIC TABLE, SEE DETAIL 5 SHT. L-9. (AVAILABLE CONTRACT)
- CONCRETE MOW STRIP PER C.O.A. DETAIL 2752.
- LITTER RECEPTACLE, MATERIALS INC., RINCONADA II, BUFF COLOR. (AVAILABLE CONTRACT)
- LSI INC., LOOP BIKE RACK. SEE DETAIL 6 SHT. L-8. (AVAILABLE CONTRACT)
- LSI INC., BENCH, CENTERED ON 8' DIMENSION OF CONCRETE PADS. SEE DETAIL 7 SHT. L-8. (AVAILABLE CONTRACT)
- AREAS OUTSIDE LIMITS OF CONSTRUCTION TO REMAIN UNDISTURBED.
- EXISTING ELECTRICAL LINE
- 10' UTILITY EASEMENT
- TRANSITION TO EXISTING CURB AND GUTTER.
- SAW-CUT AND REMOVE ASPHALT AND CONCRETE TO CONNECT IRRIGATION MAINLINE TO C.O.A. WATER LINE. REPLACE CONCRETE AND ASPHALT TO EXISTING CONDITIONS AFTER MAINLINE INSTALLATION PER C.O.A. DETAIL 2465. (BY C.O.A. WATER UTILITIES)
- CONCRETE VALLEY GUTTER PER C.O.A. DETAIL 2420.
- STOP SIGN AS PER MUTCD # R1-1
- ONE WAY DO-NOT-ENTER SIGN AS PER MUTCD # R5-1
- ENTRANCE SIGN AS PER MUTCD #
- ONE WAY SIGN AS PER MUTCD # R6-2
- PAINTED ONE WAY ARROW AS PER MUTCD # 3-18
- CONCRETE WALK PER CITY STANDARD DWG. 2720 AT 6" THICK.



COORDINATE LEGEND

- | | | | | | | |
|---------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|------------------------------|--------------------------------|
| 1 X=5045.42/Y=5271.12/R=79.44 | 11 X=5123.33/Y=5200.33/R=17.84 | 21 X=5153.60/Y=5099.44/R=4.00 | 31 X=5024.68/Y=5163.10/R=35.00 | 41 X=5205.96/Y=5184.72/R=12.00 | 51 X=4956.08/Y=5002.57/POINT | 61 X=5013.22/Y=5164.35/POINT |
| 2 X=5138.05/Y=5258.86/R=8.00 | 12 X=5139.92/Y=5232.00/R=9.90 | 22 X=5051.16/Y=5044.16/R=12.00 | 32 X=5083.54/Y=5158.79/POINT | 42 X=5185.96/Y=5193.90/POINT | 52 X=5200.00/Y=5195.94/POINT | 62 X=4990.39/Y=5012.53/POINT |
| 3 X=5177.82/Y=5266.00/R=4.00 | 13 X=5188.91/Y=5247.83/R=8.27 | 23 X=5007.57/Y=5065.93/R=12.77 | 33 X=5063.19/Y=5049.13/POINT | 43 X=5148.94/Y=5203.42/POINT | 53 X=5202.24/Y=5215.10/POINT | 63 X=5026.97/Y=5210.72/POINT |
| 4 X=5243.47/Y=5345.62/R=93.19 | 14 X=5216.58/Y=5235.73/R=13.23 | 24 X=5007.57/Y=5065.93/R=34.82 | 34 X=5044.50/Y=5041.44/R=9.50 | 44 X=5247.18/Y=5189.29/R=11.80 | 54 X=5157.80/Y=5227.54/POINT | 64 X=5035.24/Y=5196.48/POINT |
| 5 X=5195.38/Y=5149.45/R=102.78 | 15 X=5175.03/Y=5212.65/POINT | 25 X=5025.58/Y=5161.03/R=12.77 | 35 X=5161.33/Y=4989.42/R=26.00 | 45 X=5229.13/Y=5190.10/R=8.00 | 55 X=5170.34/Y=5164.64/POINT | 65 X=5058.98/Y=5170.08/POINT |
| 6 X=5248.01/Y=5159.89/R=49.16 | 16 X=5164.21/Y=5183.39/R=19.73 | 26 X=5362.50/Y=5163.36/R=61.08 | 36 X=5141.59/Y=5043.42/R=31.50 | 46 X=5223.52/Y=5174.30/R=8.40 | 56 X=4999.58/Y=4999.57/POINT | 66 X=5064.21/Y=5164.10/POINT |
| 7 X=5256.89/Y=5147.19/R=33.68 | 17 X=5216.64/Y=5192.12/R=31.00 | 27 X=5094.49/Y=5069.79/POINT | 37 X=5095.71/Y=5340.19/POINT | 47 X=5218.32/Y=5174.00/R=6.80 | 57 X=4999.58/Y=5002.57/POINT | 67 X=5045.69/Y=5050.87/POINT |
| 8 X=5225.46/Y=5059.99/R=53.01 | 18 X=5184.40/Y=5170.07/R=86.15 | 28 X=5143.82/Y=5076.37/POINT | 38 X=5144.49/Y=5352.17/POINT | 48 X=5075.83/Y=4962.08/R=67.71 | 58 X=5020.26/Y=5064.49/POINT | 68 X=5036.68/Y=5046.83/POINT |
| 9 X=5105.98/Y=5099.28/R=66.76 | 19 X=5078.78/Y=5176.69/R=8.00 | 29 X=5050.26/Y=5101.03/POINT | 39 X=5149.37/Y=5183.81/R=4.89 | 49 X=5004.36/Y=5075.29/R=60.17 | 59 X=5037.92/Y=5157.71/POINT | 69 X=5009.74/Y=5031.17/POINT |
| 10 X=5725.96/Y=4982.78/R=695.57 | 20 X=5320.69/Y=5170.58/POINT | 30 X=5066.82/Y=5171.68/R=8.00 | 40 X=5177.07/Y=5178.13/R=5.00 | 50 X=4956.08/Y=4999.57/POINT | 60 X=4994.87/Y=5067.37/POINT | 70 X=5010.33/Y=5011.18/R=20.00 |

CITY OF ALBUQUERQUE
PARKS AND RECREATION
DEPARTMENT

TITLE: PARKWAY PARK
DEMOLITION AND LAYOUT PLAN-PHASE I

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED	12-14-99	3-6-00
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. 630091 Zone Map No. J-9-Z Sheet L-2 Of 12

AS-BUILT INFORMATION		CONTRACTOR		INSPECTOR		DATE	
CONTRACTOR	DATE	INSPECTOR	DATE	CONTRACTOR	DATE	INSPECTOR	DATE
WORKED BY	DATE	INSPECTED BY	DATE	WORKED BY	DATE	INSPECTED BY	DATE
FIELD	DATE	FIELD	DATE	FIELD	DATE	FIELD	DATE
VERIFIED BY	DATE	VERIFIED BY	DATE	VERIFIED BY	DATE	VERIFIED BY	DATE
CORRECTED BY	DATE	CORRECTED BY	DATE	CORRECTED BY	DATE	CORRECTED BY	DATE
MICRO-FILM INFORMATION		RECORDED BY		NO.		NO.	

REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY
1	3/6/2000	DATE	3/6/2000
2	3/6/2000	DATE	3/6/2000
3	3/6/2000	DATE	3/6/2000

PARKWAY
PARK
ALBUQUERQUE, NM

EXERPLAY

DAVID SMITH

THIS PLAY AREA & EQUIPMENT IS
DESIGNED FOR AGES 2-5 YEARS

IT IS THE MANUFACTURERS OPINION THAT
THIS PLAYSTRUCTURE CONFORMS TO
ACCESSIBILITY REQUIREMENTS OF THE A.D.A.
(AMERICANS WITH DISABILITIES ACT),
AS PER THE ACCESS BOARD'S
GUIDELINES IDENTIFIED IN THE
PROPOSED RULE DATED APRIL 30, 1998.

THIS CONCEPTUAL PLAN WAS BASED ON
INFORMATION AVAILABLE TO US. PRIOR TO
CONSTRUCTION, DETAILED SITE INFORMATION
INCLUDING SITE DIMENSIONS, TOPOGRAPHY,
EXISTING UTILITIES, SOIL CONDITIONS, AND
DRAINAGE SOLUTIONS SHOULD BE OBTAINED,
EVALUATED, & UTILIZED IN THE FINAL DESIGN.

CHOOSE A PROTECTIVE SURFACING MATERIAL
THAT HAS A CRITICAL HEIGHT VALUE OF
AT LEAST THE HEIGHT OF THE HIGHEST
ACCESSIBLE PART/FALL HEIGHT OF THE
ADJACENT EQUIPMENT. (REF. CONSUMER
PRODUCT SAFETY COMMISSION (CPSC)
GUIDELINES, SECTION 10: SURFACING.)

PLAYSHAPER

DRAWING #:

1502796

4-5-00 DESIGNED BY: DJM

**LANDSCAPE
STRUCTURES INC**

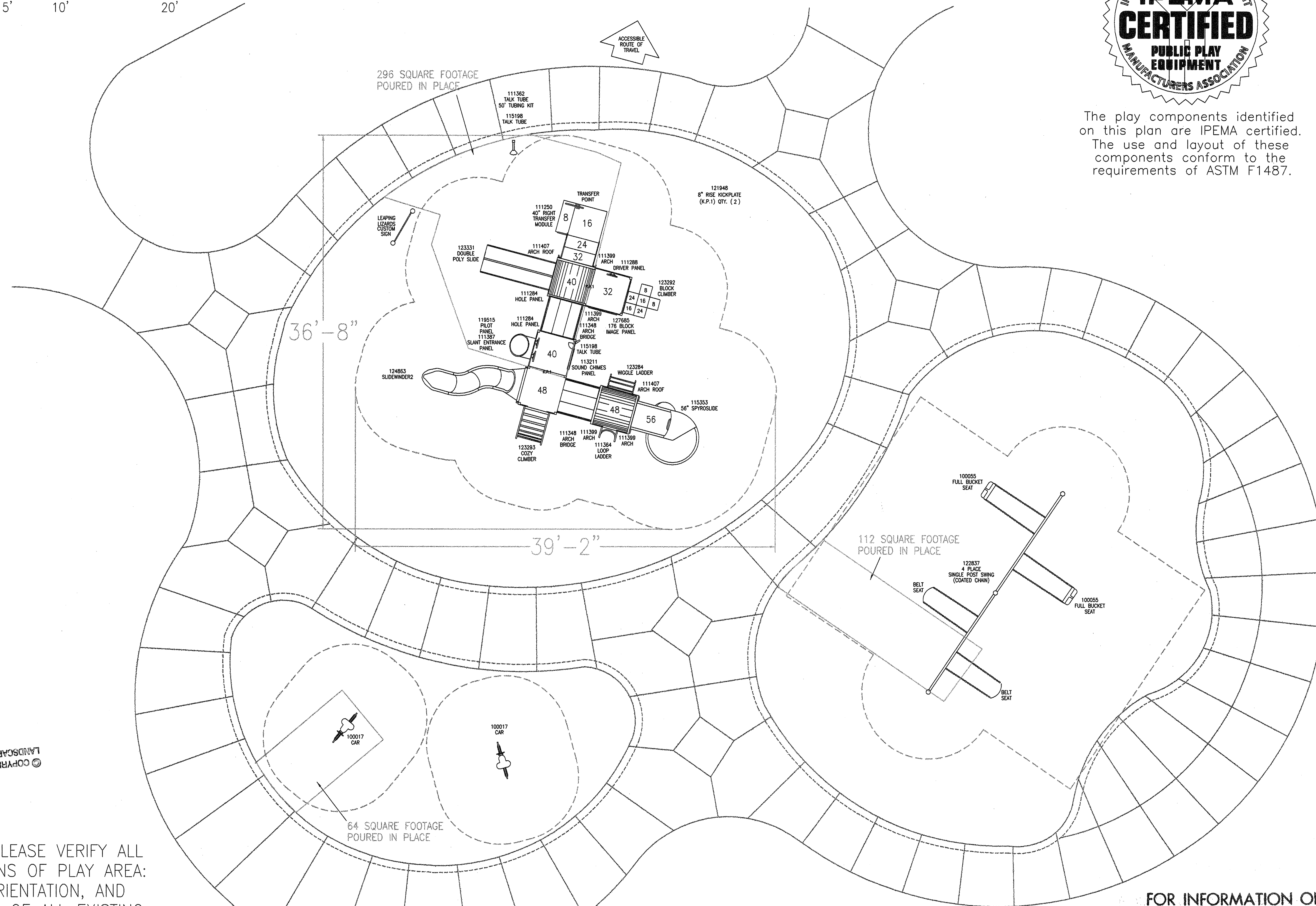
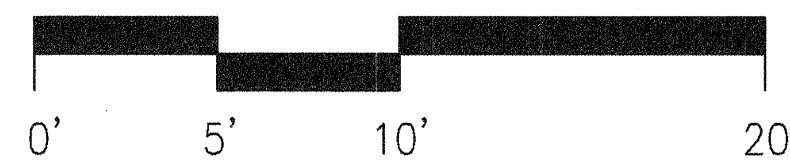
Anything else is cutting corners.™

601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-612-972-6091



The play components identified
on this plan are IPEMA certified.
The use and layout of these
components conform to the
requirements of ASTM F1487.

SCALE IN FEET:



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LANDSCAPE STRUCTURES

*NOTE: PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA:
SIZE, ORIENTATION, AND
LOCATIONS OF ALL EXISTING
UTILITIES, EQUIPMENT, AND
SITE FURNISHINGS,
PRIOR TO ORDERING.

TOTAL ELEVATED PLAY COMPONENTS	14		
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	7	REQUIRED	7
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	8	REQUIRED	7
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0

FOR INFORMATION ONLY



The play components identified on this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

PARKWAY
PARK
ALBUQUERQUE, NM

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CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART/FALL HEIGHT OF THE ADJACENT EQUIPMENT. (REF. CONSUMER PRODUCT SAFETY COMMISSION (CPSC) GUIDELINES, SECTION 10: SURFACING.)

PLAYSHAPER

DRAWING #:

1502796

4-5-00 DESIGNED BY: DJM

**LANDSCAPE
STRUCTURES INC.**

Anything else is cutting corners. SM

'601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328

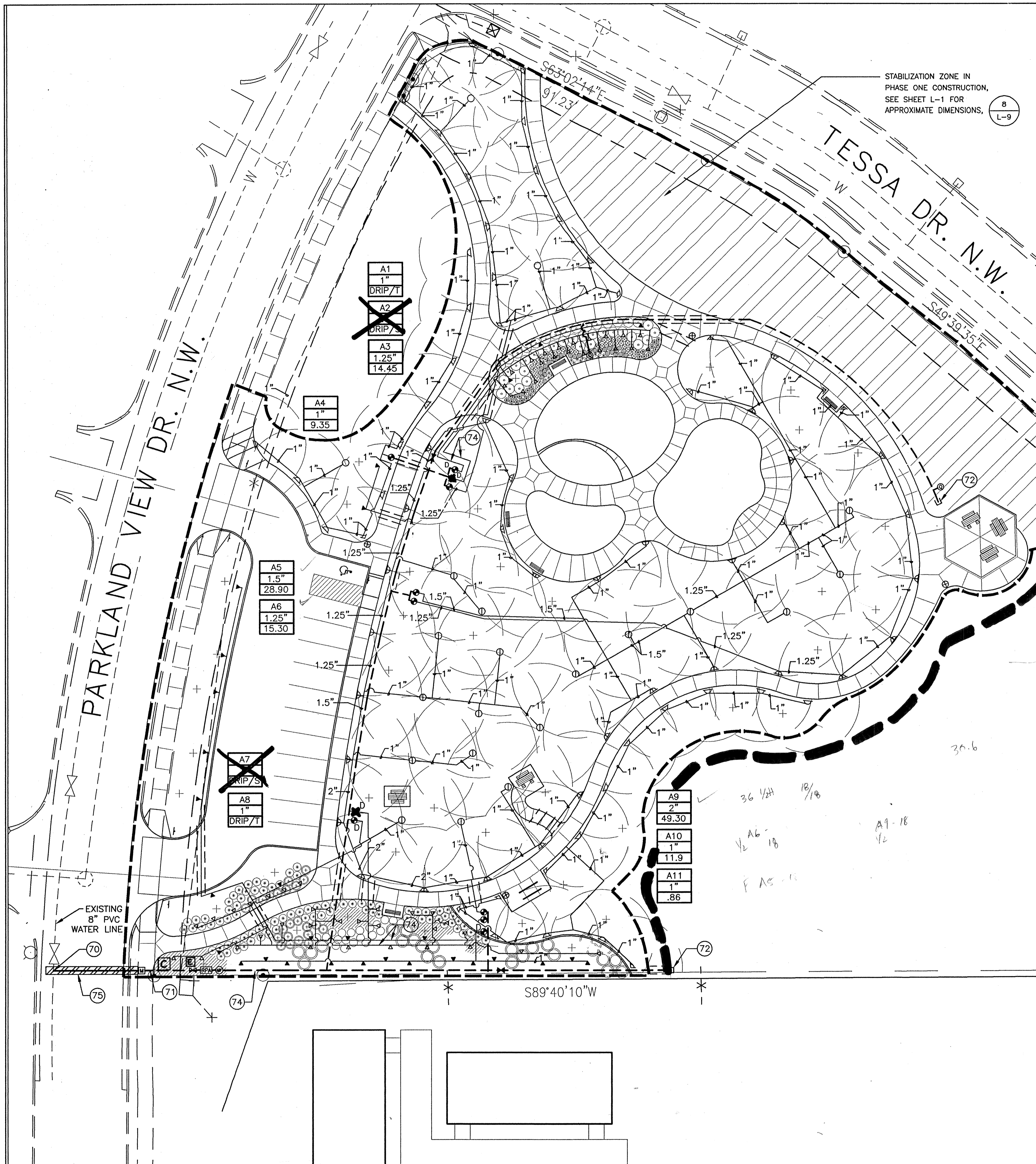
PH: 1-800-328-0035 FAX: 1-612-972-6091



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LANDSCAPE STRUCTURES

*NOTE: PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA:
SIZE, ORIENTATION, AND
LOCATIONS OF ALL EXISTING
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TOTAL ELEVATED PLAY COMPONENTS	14		
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	7	REQUIRED	7
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	8	REQUIRED	7
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0



IRRIGATION SCHEDULE

SYMBOL	TYPE	MODEL	MANUFACTURER	DESCRIPTION	NOTES
○	SPRAY HEADS	PGM-06-A	HUNTER	6" POP-UP SPRAY HEAD, 30 PSI, 20' RADIUS, NOZZLE 1.0, .87 GPM	INSTALL PER COA DETAIL 2709
○	SPRAY HEADS	PGM-06-A	HUNTER	6" POP-UP SPRAY HEAD, 30 PSI, 25' RADIUS, NOZZLE 2.0, 1.7 GPM	INSTALL PER COA DETAIL 2709
—	MAIN LINE				INSTALL PER COA DETAIL 2703
—	MULTI OUTLET EMITTER-TREES	XBD-81	RAINBIRD	MULTI OUTLET EMITTER IN BOX 1.0 GPH PER EMITTER, 18' TREE	INSTALL PER DETAIL 9 SHEET L-9.
□	WATER METER 2" SIZE				INSTALL BY CITY OF ALBUQUERQUE
⋈	ISOLATION VALVE				INSTALL PER COA DETAIL 2707
⋈	GATE VALVE				INSTALL PER COA DETAIL 2706
⊞	BACKFLOW PREVENTER	2" B	WILKINS	2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER	INSTALL PER COA DETAIL 2701A
⊞	MASTER METER W/ BOX COVER AND EXTENSIONS	NMT COLD WATER TURBINE METER	MASTER METER INC.	PROVIDE AND INSTALL 2" MASTER METER	INSTALL PER COS DETAIL 2701A
⊞	PLASTIC REMOTE CONTROL ZONE VALVE, VALL VALVE, BOX W/ LOCKING COVER	PEB-PRS-B-SERIES W/ BALL VALVE 1730 SERIES	RAINBIRD SPEARS CARSON		INSTALL PER COA DETAIL 2703, SIZE AS INDICATED ON DRAWINGS, LID COLOR GREEN IN GRASS/GREY IN GRAVEL.
⊞	PLASTIC REMOTE CONTROL ZONE VALVE, VALL VALVE, BOX W/ LOCKING COVER	PEB-PRS-B-SERIES W/ BALL VALVE 1730 SERIES	RAINBIRD SPEARS CARSON		INSTALL PER COA DETAIL 2703A, SIZE AS INDICATED ON DRAWINGS, LID COLOR GREEN IN GRASS/GREY IN GRAVEL.
⊞	QUICK COUPLER, VALVE BOX W/ COVER & EXTENSIONS	330RC 1730B-P28-18	RAINBIRD		INSTALL PER COA DETAIL 2708
⊞	IRRIGATION CONTROLLER	M55-51	MOTOROLA	24 STATION W/ STAINLESS STEEL CABINET ANTENNA & SURGE PROTECTION. TIE INTO LAURELWOOD PARK IR NET.	INSTALL PER MANUFACTURERS SPECIFICATIONS
—	MAIN LINE	CLAS 200		3" BURY, DEPTH 28"	3" DIAMETER
—	LATERAL LINE	SCHEDULE 40 PVC		3" BURY, DEPTH 18"	SIZE AS PER PLAN
—	SLEEPING	SCHEDULE 200 PVC			SIZE TWO TIMES LARGER THAN PIPE

ELECTRICAL METER REFERENCE PNM DETAIL BOOK

PIPE SIZING CHART

Use the following chart to size schedule 40 PVC lateral pipes. Size to be based on the Maximum flow through the section of pipe.

PIPE SIZE	FLOW RATE RANGE
1"	0 to 12 GPM
1 1/4"	13 to 21 GPM
1 1/2"	22 to 30 GPM
2"	31 to 50 GPM
2 1/2"	51 to 70 GPM

NOTE: PRIOR TO THE COMMENCEMENT OF THE WORK, THE CONTRACTOR IS TO REVIEW THE PIPE SIZES SPECIFIED PER THE PLAN AND THE PIPE SIZES BASED ON THE SCHEDULE ABOVE. IN THE EVENT OF INCONSISTENCIES, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY, AND INSTALL THE PIPE IN THE LARGER OF THE TWO SIZES, UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT TO DO OTHERWISE.

VALVE SCHEDULE

VALVE NO.	VALVE SIZE	TOTAL GPM	HEAD TYPE	PRECIP. RATE IN/HR	RUN TIME MINUTES/DAY	DAYS PER WEEK	PLANT MATERIAL
1	1"	2.6	DRIP	.26	2 HRS.	2	TREES
2	1.25"	14.45	SPRAY	.37	1 HR. 25 MIN.	EVERY OTHER	TURF
3	1"	9.35	SPRAY	.24	2 HRS.	EVERY OTHER	TURF
4	1.5"	28.9	SPRAY	.27	1 HR. 50 MIN.	EVERY OTHER	TURF
5	1.5"	15.30	SPRAY	.36	1 HR. 23 MIN.	EVERY OTHER	TURF
6	1"	.73	DRIP	.32	1 HR. 20 MIN.	2	TREES
7	2"	49.3	SPRAY	.40	1 HR. 15 MIN.	EVERY OTHER	TURF
8	1"	11.9	SPRAY	.26	2 HRS.	EVERY OTHER	TURF
9	1"	.86	DRIP	.32	1 FHR. 20 MIN.	2	TREES

NOTE: RUN TIME FOR THE ENTIRE GRASS AREA EXCEEDS 8 HOURS. GRASS AREA CAN BE SCHEDULED TO RUN ON A TWO DAY RUN TIME TO COMPLETE THE IRRIGATION.

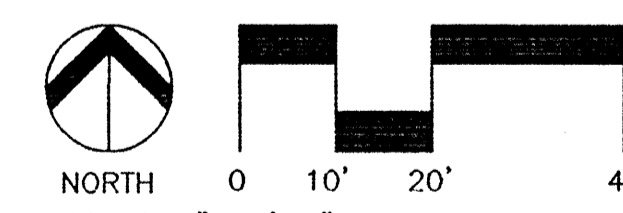
KEYED NOTES

- POINT OF CONNECTION. PROVIDE AND INSTALL SERVICE CONNECTION PER STANDARD C.O.A. DETAIL 2390. PROVIDE PRESSURE TYPE CONNECTION TO EXISTING 8" WATER LINE.
- NEW 3" MAIN LINE FOR IRRIGATION. BURY DEPTH TO BE 28" PER COA STD.
- CAP 3" MAIN LINE TO BE USED FOR FUTURE IRRIGATION. INSTALL WIRING FOR FUTURE IRRIGATION CONSTRUCTION PHASES.
- ALL IRRIGATION LINES UPSTREAM OF THE REMOTE CONTROL VALVES ARE TO BE CONSIDERED MAIN LINE AND ARE TO BE INSTALLED PER THE SPECIFICATIONS IN ACCORDANCE WITH REQUIREMENTS FOR MAIN LINE IRRIGATION LINES.
- ALL DRIP LINES ARE TO BE 1 INCH SIZE.
- SEE SHEET L-2 FOR PAVING MODIFICATIONS

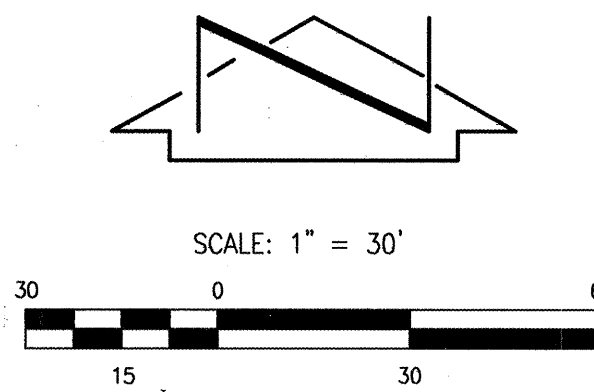
NOTE

- AN IRRIGATION AUDIT MUST BE PERFORMED ON THE IRRIGATION SYSTEM PRIOR TO FINAL INSPECTION PER C.O.A. WATER CONSERVATION ORDINANCE.
- MAINTAIN A DISTANCE OF 8' BETWEEN ALL TREES AND IRRIGATION LINES, VALVES AND HEADS.
- ALL VALVES MUST BE LOCATED IN TURF AREAS.

DESIGNWORKSHOP
506 Agua Fria
Santa Fe, NM 87501
(Tel.) 505.982.8399
(Fax) 505.986.1396



CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT	
TITLE: PARKWAY PARK IRRIGATION PLAN-PHASE I	
Design/Review Committee	City Engineer Approval
Mo./Day/Yr. 12-14-99	Mo./Day/Yr. 3-6-00
City Project No. 630091	Zone Map No. J-9-Z
Sheet L-4	Of 12



LEGEND

TC	TOP OF CURB	PROPOSED SPOT ELEVATION
FL	FLOWLINE	PROPOSED CONTOUR
TA	TOP OF ASPHALT	FLOWLINE
TCO	TOP OF CONCRETE	CONCRETE
M.H.	MANHOLE	ASPHALT PAVING
W.G.V.	WATER GATE VALVE BOX	HIGH POINT
F.L.P.	FIBER GLASS LIGHT POLE	PROJECT LIMITS
TR	TELEPHONE RISER	
W.M.	WATER METER	
A.P.P.	ASPHALT PAVEMENT PATCH	
W.C.R.	WHEELCHAIR RAMP	
F.H.	FIRE HYDRANT	
U/G E	UNDERGROUND ELECTRIC	
U/G T	UNDER GROUND TELEPHONE	
W.M./W.G.V.(2)	WATER METER / WATER GATE VALVE (NUMBER OF VALVES)	
	EXISTING SPOT ELEVATION	
	EXISTING CONTOURS	

LEGAL DESCRIPTION

PARK TRACT D, PARKLAND VIEW SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF PARKLAND VIEW SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 1998, BOOK 98C, PAGE 93.

PROJECT BENCHMARK

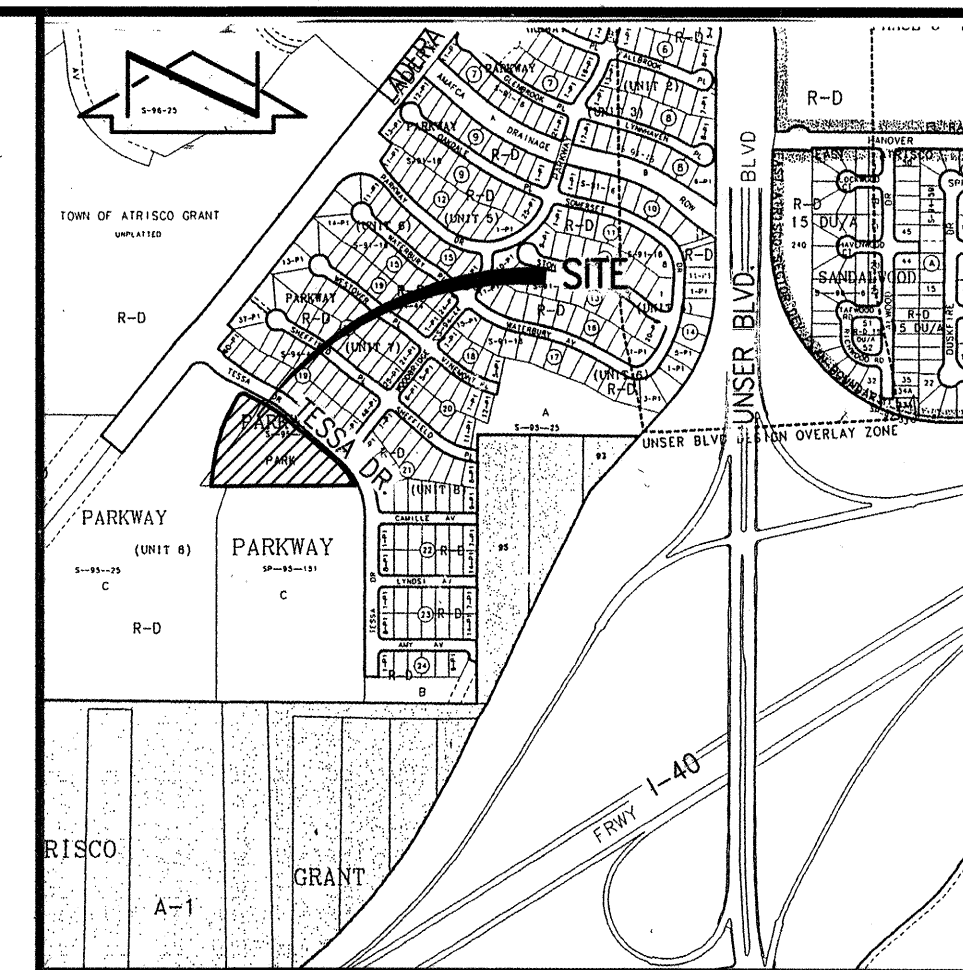
AN A.C.S. 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 3-99". DISK IS SET IN THE NORTH WEST TOP END OF A CONCRETE CULVERT PIPE LOCATED ON THE NORTH SIDE OF WESTBOUND I-40, 0.13 ± MILES OF THE CENTERLINE OF UNSER BOULEVARD N.W. ELEVATION = 5187.56 FEET (M.S.L.D.)

T.B.M.

A "C" CHISELED IN TOP BACK OF CURB ON SOUTH SIDE OF TESSA DR. N.W. APPROXIMATELY 230 FEET SE OF THE CENTERLINE OF PARKLAND VIEW DR. N.W. ELEVATION = 5218.97' (M.S.L.D.)

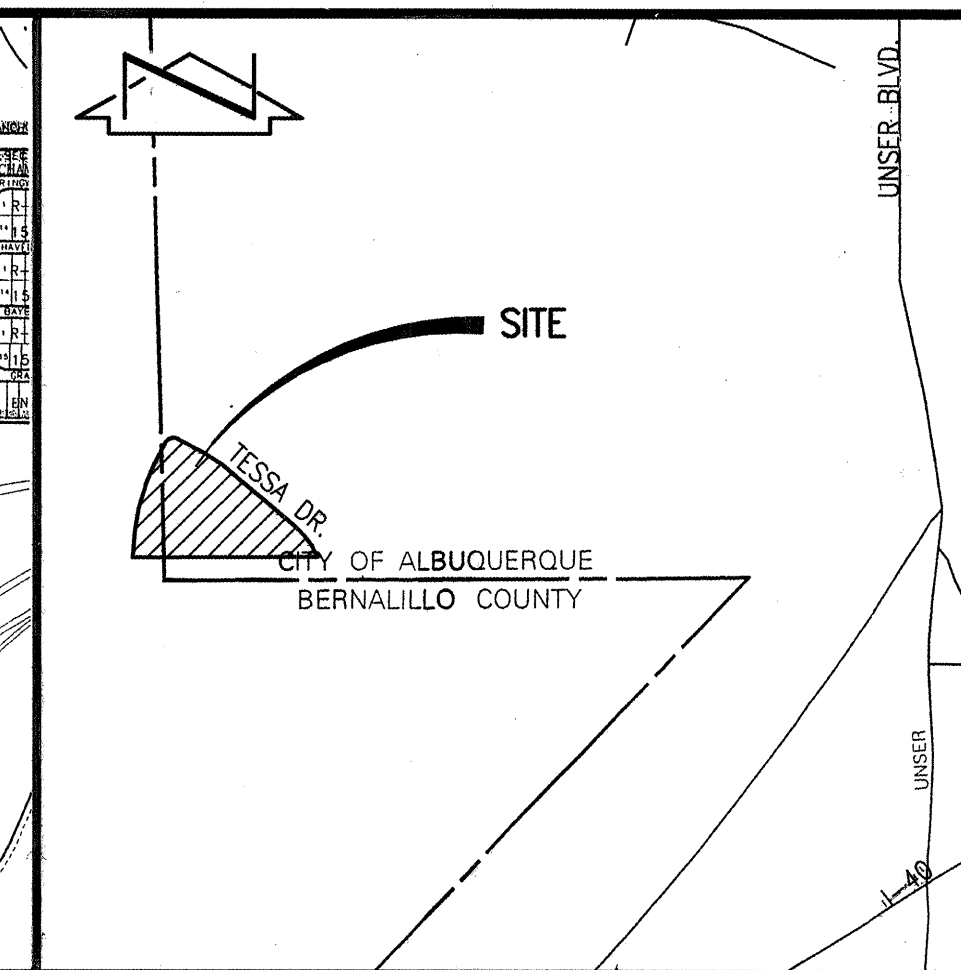
KEYED NOTES:

- ① FOUND "+" CHISELED IN CONCRETE SIDEWALK
- ② #5 REBAR AND CAP STAMPED "NMP5 11184"
- ③ ALUMINUM CENTERLINE MONUMENT STAMPED "PLS 12657" 1996"
- ④ ALUMINUM CENTERLINE MONUMENT STAMPED "PLS 5978"



VICINITY MAP

SCALE: 1" = 750'



F.I.R.M.

SCALE: 1" = 500'

PANEL 326 OF 825

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
4. ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 280-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY FLOODING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

DESIGNWORKSHOP

901 Rio Grande NW
Suite E130
Albuquerque, NM 87104
(Tel.) 505.243.8333
(Fax) 505.243.8337

FOR INFORMATION ONLY

99.095.2

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GRADING PLAN
PARKWAY PARK

Design Review Committee City Engineer Approval

3/22/2000

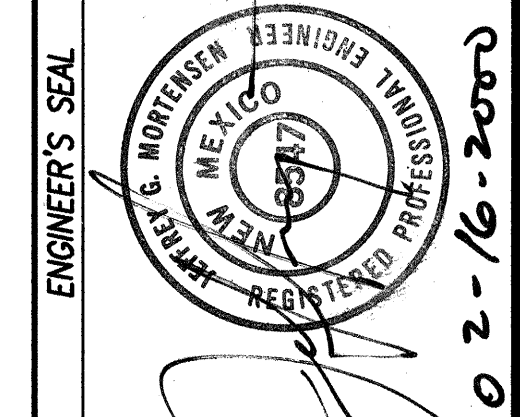
City Project No. 630091

Zone Map No. J-9

Sheet L-6 of 12

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON THE SURVEY PERFORMED BY JEFF MORTENSEN AND ASSOCIATES, INC. DATED 11-16-1999.



REMARKS	DATE	BY
Revisions		
DESIGN	02-2000	G.M.
	02-2000	D.L.M./J.Y.R.
	02-2000	J.G.M.

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

02-16-2000

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION:

THE PROPOSED PARKWAY PARK IS LOCATED AT THE INTERSECTION OF PARKLAND VIEW DRIVE N.W. AND TESSA DRIVE N.W. WITHIN THE PARKLAND VIEW SUBDIVISION. THE SITE IS CURRENTLY UNDEVELOPED. THE PROPOSED IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A PUBLIC CITY PARK WITH PAVED PARKING, LANDSCAPING, AND RECREATIONAL FACILITIES. THE SITE CURRENTLY DRAINS FROM EAST TO WEST ONTO TESSA DRIVE N.W. THE PROPOSED DEVELOPMENT ON THIS SITE IS IN A MANNER CONSISTENT WITH A PREVIOUSLY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, AND WITH A MASTER DRAINAGE PLAN. BOTH OF THOSE PLANS ESTABLISHED THE DRAINAGE CONCEPT WHEREBY FREE DISCHARGE FROM A PUBLIC PARK TO TESSA DRIVE IS APPROPRIATE. OFFSITE FLOWS DO NOT IMPACT THIS PROJECT. THIS SUBMITTAL IS FOR GRADING AND PAVING PERMIT APPROVALS.

II. PROJECT DESCRIPTION:

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED IN THE PARKLAND VIEW SUBDIVISION IN THE NORTHWEST PART OF ALBUQUERQUE. THE SITE IS BOUNDED ON THE NORTHEAST BY TESSA DRIVE N.W. AND ON THE NORTHWEST BY PARKLAND VIEW DRIVE N.W. THE RECENTLY CONSTRUCTED PAINTED SKY ELEMENTARY SCHOOL LIES TO THE SOUTH. THE AFOREMENTIONED PUBLIC STREETS ARE FULLY DEVELOPED WITH CURB AND GUTTER AND THEREFORE PREVENT OFFSITE FLOWS FROM ENTERING THE SITE. THE ELEMENTARY SCHOOL LIES TOPOGRAPHICALLY LOWER THAN THE SITE, HENCE DOES NOT CONTRIBUTE OFFSITE FLOWS. THE LEGAL DESCRIPTION OF THE SITE IS: PARK TRACT D, PARKLAND VIEW SUBDIVISION.

AS SHOWN BY PANEL 326 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS:

THE FOLLOWING IS A LIST OF PREVIOUSLY APPROVED GRADING AND DRAINAGE PLANS AND REPORTS RELATIVE TO THIS SITE AND/OR REFERENCED WITHIN THIS DRAINAGE PLAN. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF THOSE PLANS WHICH ARE KNOWN TO THIS PREPARER.

A. DRAINAGE REPORT FOR PARKWAY UNITS 8 AND 9 SUBDIVISION PREPARED BY COMMUNITY SCIENCES CORPORATION ENGINEER'S STAMP 07/25/95 (J9/D144). THIS MASTER DRAINAGE PLAN IDENTIFIED THIS FUTURE PARK SITE AND MADE PROVISIONS FOR FREE DISCHARGE FROM THIS SITE DIRECTLY TO TESSA DRIVE N.W. UP TO A MAXIMUM PEAK RATE OF DISCHARGE OF 6.9 CFS.

B. CONCEPTUAL GRADING AND DRAINAGE PLAN FOR PARKWAY PARK PREPARED BY JEFF MORTENSEN & ASSOCIATES DATED FEBRUARY 26, 1998 (J9/D13). THIS CONCEPTUAL GRADING AND DRAINAGE PLAN WAS PREPARED IN ANTICIPATION OF THE PROPOSED DEVELOPMENT AT THIS SITE. THIS PLAN WAS APPROVED IN CONCEPT BY THE CITY OF ALBUQUERQUE. THE DEVELOPMENT PROPOSED HEREIN IS CONSISTENT WITH THIS PREVIOUSLY APPROVED CONCEPTUAL PLAN WHICH ALSO JUSTIFIED FREE DISCHARGE OF DEVELOPED RUNOFF FROM THIS SITE TO TESSA DRIVE N.W. UP TO A PEAK RATE OF 6.9 CFS.

IV. EXISTING CONDITIONS:

AT PRESENT, THE SITE IS UNDEVELOPED. THE SITE IS SURROUNDED BY FULLY DEVELOPED PUBLIC STREETS TO THE NORTHEAST AND NORTHWEST AND BY PAINTED SKY ELEMENTARY SCHOOL WHICH LIES TO THE SOUTH. THE SITE DRAINS FROM EAST TO WEST AND ONTO TESSA DRIVE N.W. FLOWS WITHIN TESSA DRIVE ARE CONVEYED BY THE STREET TO THE SOUTHEAST TO GAVIN ROAD N.W. FROM THERE, FLOWS TRAVEL TO THE EAST IN A PAVED DRAINAGE CHANNEL WHICH DRAINS TO A TEMPORARY RETENTION POND. AS DEMONSTRATED BY THE PREVIOUSLY REFERENCED DRAINAGE REPORT BY COMMUNITY SCIENCES, THIS RETENTION POND WAS SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS PARK. THIS POND IS MAINTAINED BY THE WESTLAND DEVELOPMENT COMPANY, INC. THROUGH AN AGREEMENT AND COVENANT RECORDED DECEMBER 19, 1995, BOOK 95180 PAGES 8047-8052, DOCUMENT NO. 95129521. THIS AGREEMENT AND COVENANT WAS AMENDED ON AUGUST 01, 1996. THIS AMENDMENT WAS RECORDED IN BOOK 96-21 PAGES 2820 - 2822, DOCUMENT NO. 96085963. THIS AGREEMENT AND COVENANT STIPULATES THE CONDITIONS WHEREBY THE WESTLAND DEVELOPMENT COMPANY HAVE AN AGREEMENT WITH THE CITY OF ALBUQUERQUE TO MAINTAIN THE TEMPORARY RETENTION POND. WESTLAND DEVELOPMENT COMPANY IS ALSO REQUIRED TO CONSTRUCT, AT THEIR SOLE EXPENSE, A PERMANENT DRAINAGE OUTFALL WHICH WILL CONNECT THIS FACILITY TO THE FUTURE I-40 INTERCEPTOR. THE RETENTION POND WAS SIZED FOR FREE DISCHARGE OF DEVELOPED RUNOFF FROM THIS SITE. WESTLAND DEVELOPMENT COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THIS POND AND THE CONSTRUCTION OF THE PERMANENT DOWNSTREAM IMPROVEMENTS.

V. DEVELOPED CONDITIONS:

AS DESCRIBED ABOVE, THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW PAVED PARKING LOT AND ASSOCIATED LANDSCAPING AND RECREATIONAL PUBLIC PARK IMPROVEMENTS. THE PROPOSED CONSTRUCTION WILL HONOR EXISTING DRAINAGE PATTERNS BY DIRECTING ALL DEVELOPED RUNOFF TO THE EAST TO TESSA DRIVE N.W. AS DESCRIBED IN THE EXISTING CONDITIONS SECTION ABOVE. DOWNSTREAM TEMPORARY DRAINAGE FACILITIES ARE SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE. THE WESTLAND DEVELOPMENT COMPANY IS RESPONSIBLE FOR MAINTENANCE OF THIS TEMPORARY RETENTION POND AND FOR THE CONSTRUCTION OF THE ULTIMATE IMPROVEMENTS. THERE IS NO OFFSITE INFRASTRUCTURE REQUIRED FOR THIS PROJECT. FLOWS FROM THE PARKING LOT WILL BE CONCENTRATED AT THE NORTHEAST CORNER AT WHICH POINT THEY WILL ENTER A SIDEWALK CULVERT AND DRAIN ONTO THE PARK LAWN WHERE THEY WILL DISPERSE AS SHEET FLOW. THE PROPOSED IMPROVEMENTS WILL RESULT IN A DRAINAGE PATTERN CONSISTENT WITH THAT ESTABLISHED BY THE PREVIOUSLY REFERENCED MASTER DRAINAGE PLAN AND CONCEPTUAL GRADING AND DRAINAGE PLAN. DEVELOPED RUNOFF WILL DISCHARGE WITHIN THE ALLOWABLE RATE TO TESSA DRIVE N.W. EXISTING DOWNSTREAM DRAINAGE FACILITIES ARE IN PLACE WHICH ARE SIZED FOR THIS DISCHARGE.

VI. GRADING PLAN:

A GRADING PLAN HAS BEEN PREPARED IN SUPPORT OF THIS DRAINAGE SUBMITTAL. THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS OBTAINED FROM A SURVEY PREPARED BY JEFF MORTENSEN & ASSOCIATES DATED NOVEMBER 16, 1999, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'0" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VII. CALCULATIONS:

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY THESE CALCULATIONS, THERE WILL BE AN INCREASE IN THE PEAK RATE AND VOLUME OF DISCHARGE WHICH WILL RESULT IN A TOTAL DISCHARGE FROM THE SITE OF WHICH IS LESS THAN 6.9 CFS ALLOWED BY THE MASTER DRAINAGE PLAN.

VIII. CONCLUSION:

FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS PARK AS PROPOSED HEREIN IS CONSISTENT WITH THE DRAINAGE CONCEPTS ESTABLISHED BY THE PREVIOUSLY REFERENCED MASTER DRAINAGE PLAN AND CONCEPTUAL GRADING AND DRAINAGE PLAN. THE PROPOSED FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE IS APPROPRIATE BECAUSE THERE ARE DOWNSTREAM DRAINAGE FACILITIES WHICH ARE SIZED FOR THIS DISCHARGE. THERE ARE NO VARIANCES, EASEMENTS OR INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROJECT.

CALCULATIONS

SITE CHARACTERISTICS

- PRECIPITATION ZONE = 1
- $P_{6,100} = P_{360} = 2.20$ IN.
- TOTAL AREA (A_T) = 122,280 SF/2.81 AC
- EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	103,940/2.39	85
C	18,340/0.42	15

5. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	38,450/0.88	31
B	56,230/1.29	46
C	8,720/0.20	07
D	18,880/0.43	15

EXISTING CONDITION

1. VOLUME

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
$$E_W = [(0.44)(2.39) + (0.99)(0.42)] / (2.81) = 0.52 \text{ IN.}$$

$$V_{100} = (E_W / 12) A_T$$

$$V_{100} = (0.52 / 12) (122,280) = 5,300 \text{ CF}$$

2. PEAK DISCHARGE

$$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_P = Q_{100} = (1.29)(2.39) + (2.87)(0.42) = 4.3 \text{ CFS}$$

DEVELOPED CONDITION

1. VOLUME

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
$$E_W = [(0.44)(0.88) + (0.67)(1.29) + (0.99)(0.20) + (1.97)(0.43)] / (2.80) = 0.82 \text{ IN.}$$

$$V_{100} = (E_W / 12) A_T$$

$$V_{100} = (0.82 / 12) (122,280) = 8,360 \text{ CF}$$

2. PEAK DISCHARGE

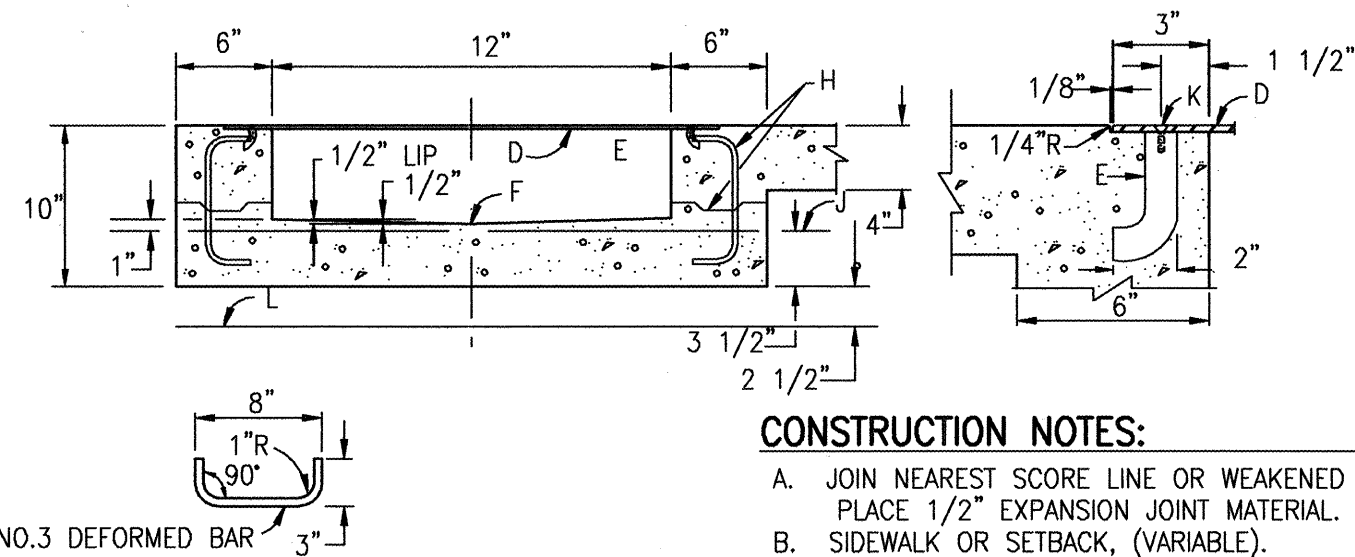
$$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$Q_P = Q_{100} = (1.29)(0.88) + (2.03)(1.29) + (2.87)(0.20) + (4.37)(0.43) = 6.2 \text{ CFS}$$

COMPARISON

$$\Delta V_{100} = 8,360 - 5,300 = 3,060 \text{ CF (INCREASE)}$$

$$\Delta Q_{100} = 6.2 - 4.3 = 1.9 \text{ CFS (INCREASE)}$$



CONSTRUCTION NOTES:

- JOIN NEAREST SCORE LINE OR WEAKENED PLANE JOINT. PLACE 1/2" EXPANSION JOINT MATERIAL.
- SIDEWALK OR SETBACK, (VARIABLE).
- 3" RADIUS, (TYPICAL).
- 3/8" CHECKERED STEEL PLATE.
- ROD ANCHOR 1" x 5"
- NOT USED
- GUTTER AND JOINT, (OPTIONAL).
- GUTTER FLOWLINE ELEV.
- 3/8" x 1" F.H. C/SUNK STAINLESS STEEL MACHINE SCREW.

DESIGNWORKSHOP

901 Rio Grande NW
Suite E130
Albuquerque, NM 87104
(Tel.) 505.243.8333
(Fax) 505.243.8337

FOR INFORMATION ONLY


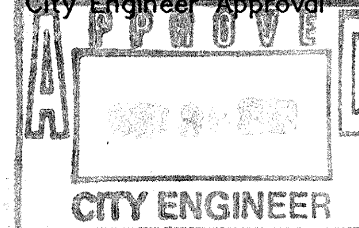
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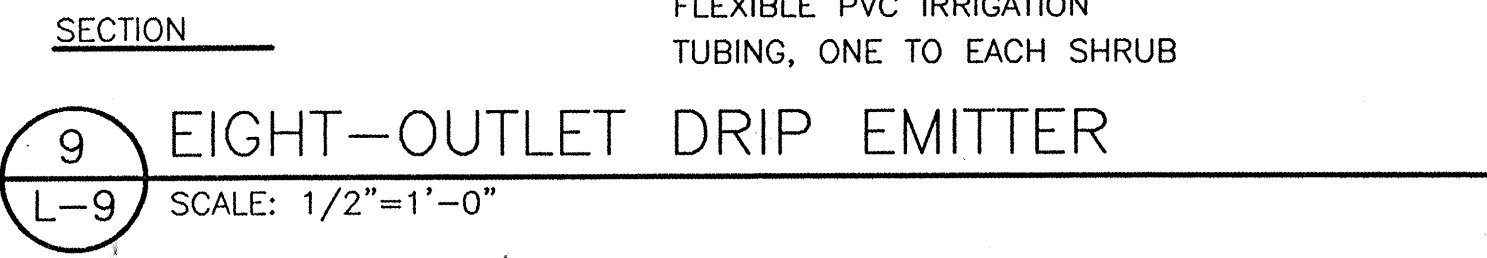
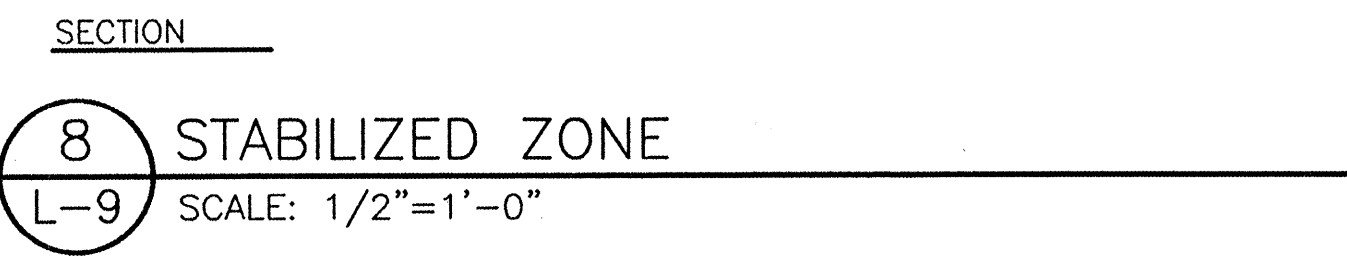
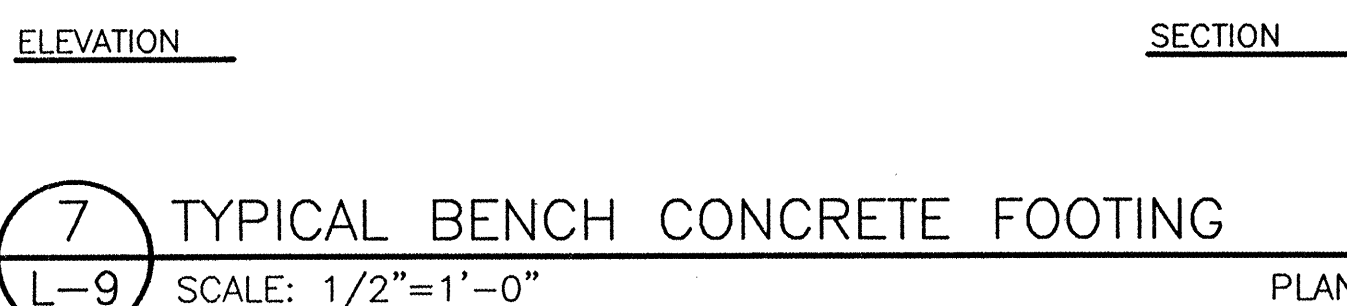
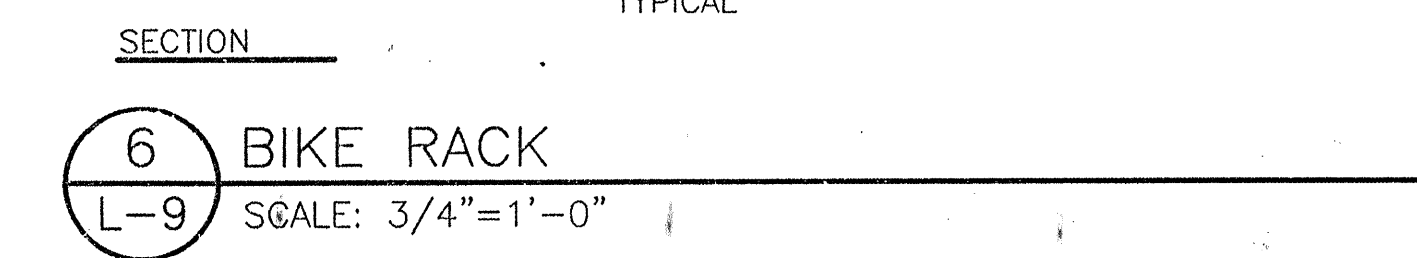
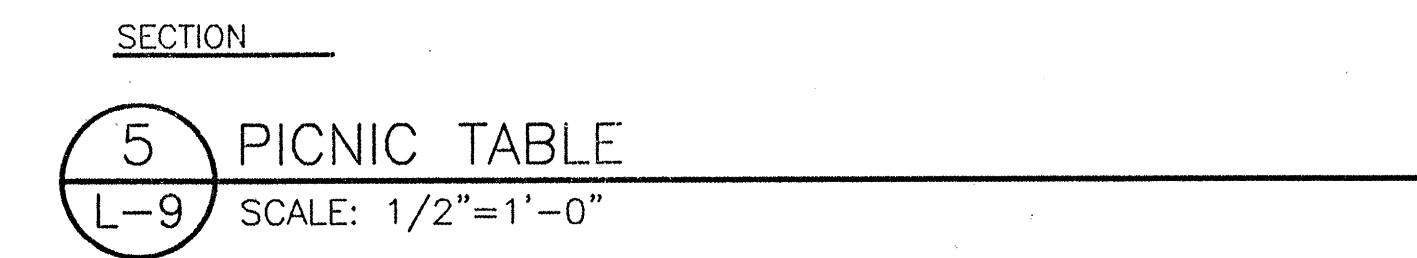
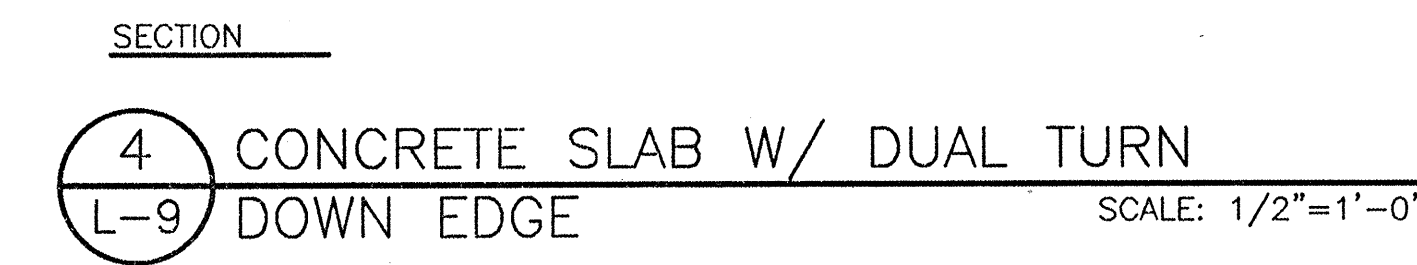
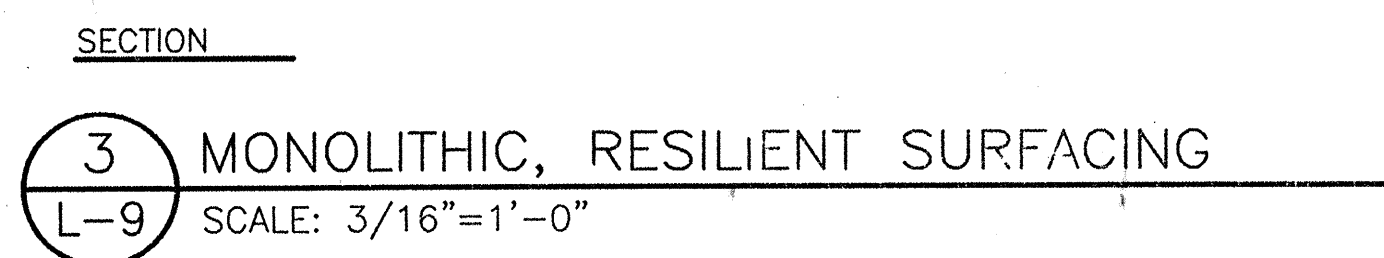
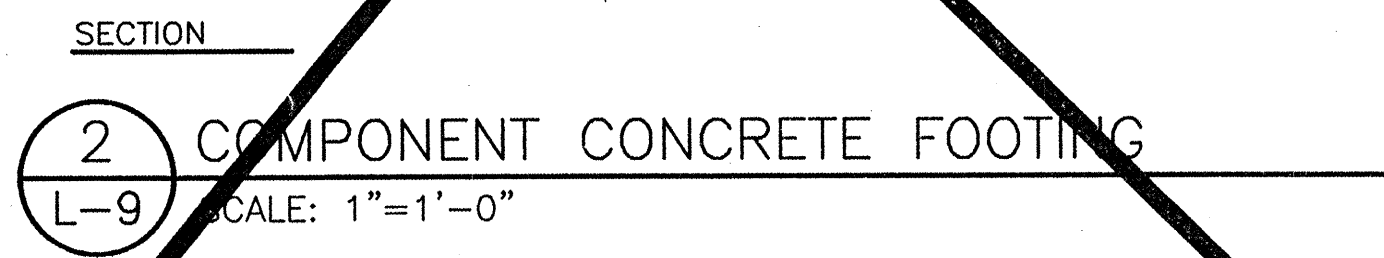
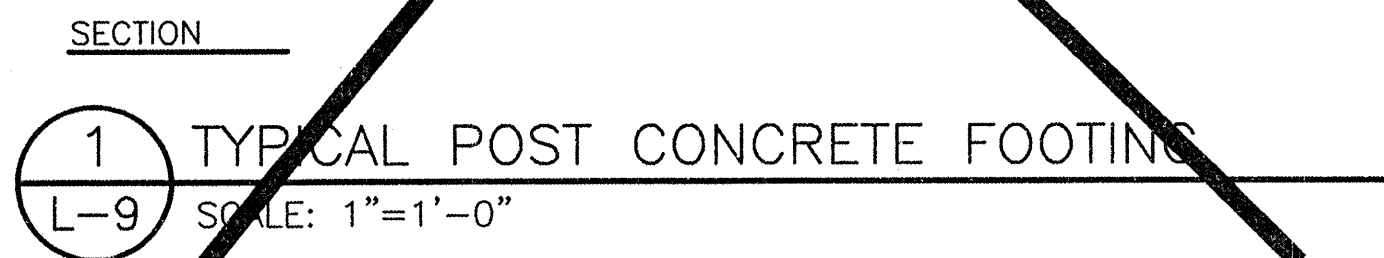
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

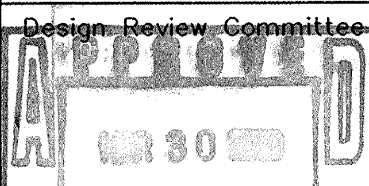
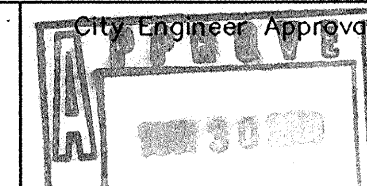
TITLE: DRAINAGE PLAN, CALCULATIONS, SECTIONS AND DETAILS
PARKWAY PARK

APPROVED MAR 30 2000 DESIGN REVIEW COMMITTEE	APPROVED MAR 30 2000 CITY ENGINEER	Last Design Update 3/22/2000	Mr./Rev./Tr.	Mr./Rev./Tr.

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CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT			
TITLE:		PARKWAY PARK PLANTING PLAN—PHASE I	
Design Review Committee 	City Engineer Approval 	Last Design Update Mo./Day/Yr. 12-14-99 3-6-00 	Mo./Day/Yr.
City Project No. 630091		Zone Map No. J-9-Z	Sheet L-8 Of 12



CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT															
TITLE: PARKWAY PARK DETAILS-PHASE 1															
Design Review Committee 	City Engineer Approval 	Lost Design Update	<table border="1"> <tr> <th>Mo./Day/Yr.</th> <th>Mo./Day/Yr.</th> </tr> <tr> <td>12-14-99</td> <td></td> </tr> <tr> <td>3-6-2000</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	Mo./Day/Yr.	Mo./Day/Yr.	12-14-99		3-6-2000							
Mo./Day/Yr.	Mo./Day/Yr.														
12-14-99															
3-6-2000															
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