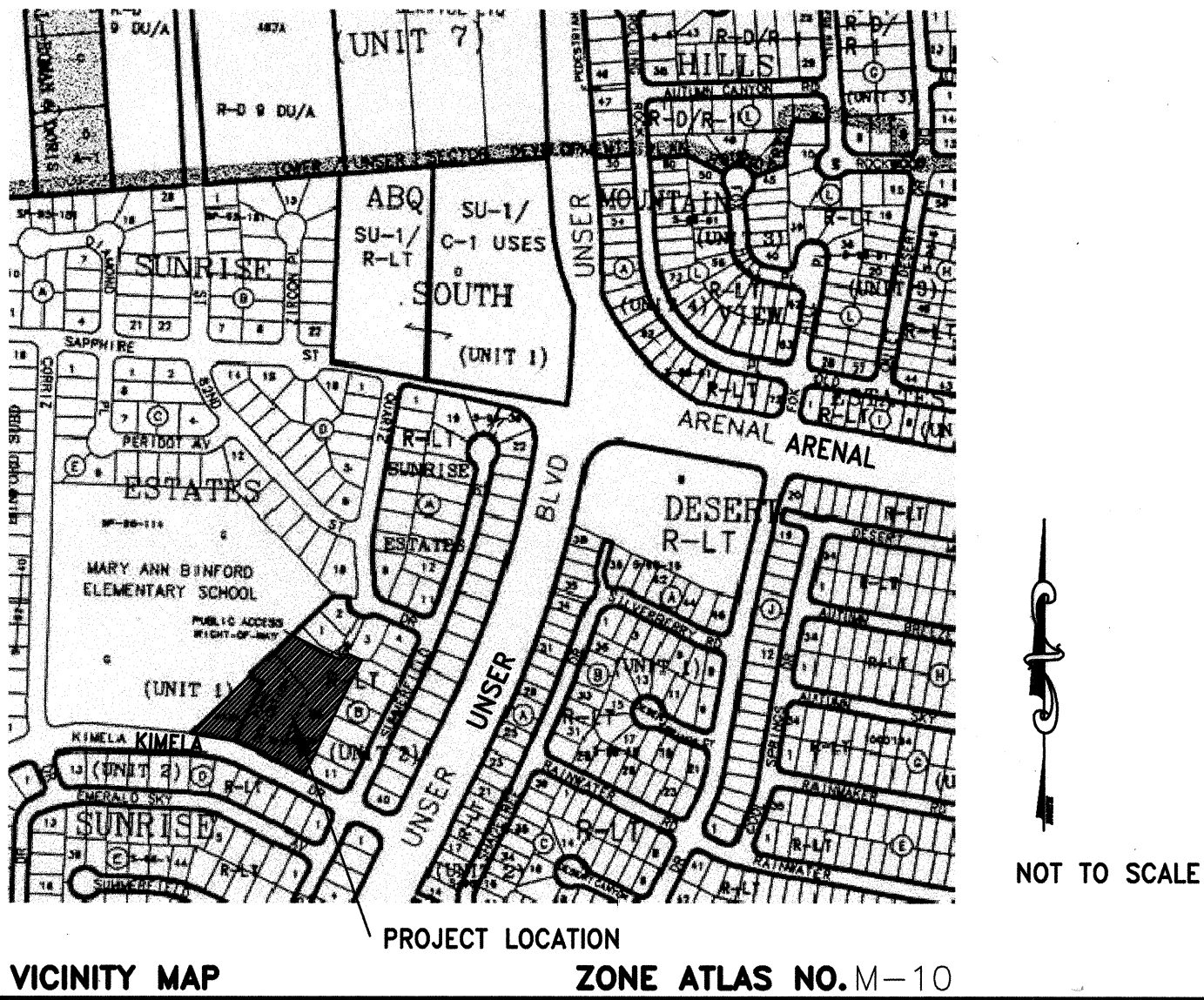


VISTA NUEVA PARK
FOR THE CITY OF
ALBUQUERQUE, NEW MEXICO
PARKS AND RECREATION DEPARTMENT

DRAWING INDEX

1. COVER	SHEET 1 OF 11
2. DEMOLITION PLAN	SHEET 2 OF 11
3. CONCEPTUAL LAYOUT PLAN	SHEET 3 OF 11
4. GRADING AND DRAINAGE PLAN	SHEET 4 OF 11
5. DIMENSION PLAN	SHEET 5 OF 11
6. IRRIGATION PLAN	SHEET 6 OF 11
7. PLANTING PLAN	SHEET 7 OF 11
8. DETAILS	SHEET 8 OF 11
9. DETAILS	SHEET 9 OF 11
10. TRAFFIC SIGNAGE PLAN	SHEET 10 OF 11
11. TRAFFIC CONTROL PLAN	SHEET 11 OF 11



STREET ADDRESS:
8115 KIMELA DR. SW
ALBUQUERQUE, N.M. 87121

LEGAL DESCRIPTION:
SUNRISE ESTATES UNITS 1 & 2
PARK DEDICATION & LOT BB

TURF AREA: 37,750 SF
TOTAL PARK AREA: 2.25 AC

100% CONSTRUCTION DOCUMENTS
JANUARY 22, 2002

LANDSCAPE ARCHITECT

CIVIL/STRUCTURAL

ELECTRICAL

GEOTECHNICAL

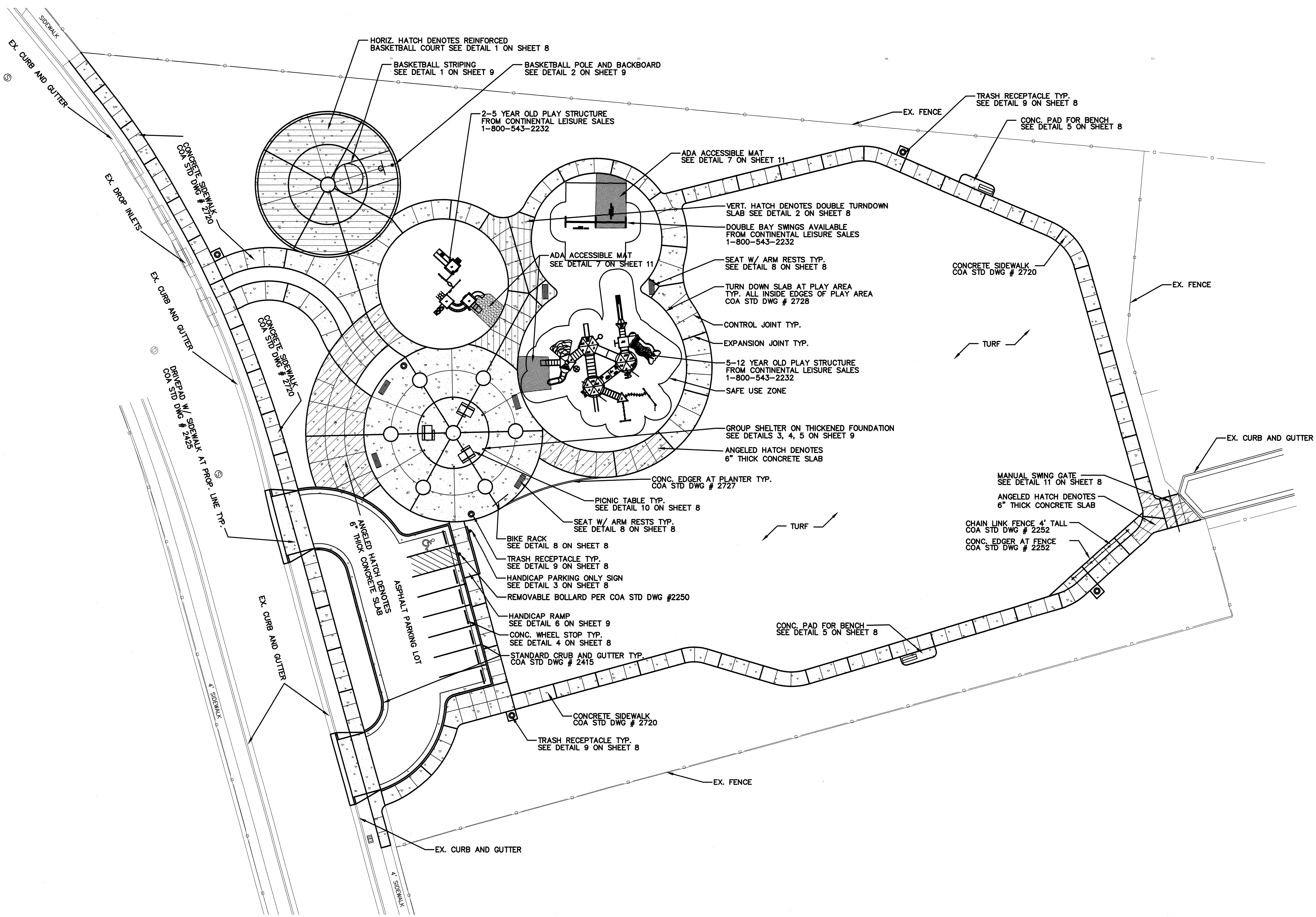
THE LANDSCAPE GROUP, INC.

ISAACSON AND ARFMAN

THE FMSM DESIGN GROUP

GEOTEST

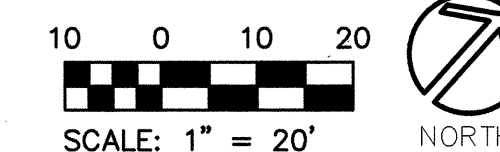
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION				
		DRC Chairman	<i>[Signature]</i>	2-4-02	<i>[Signature]</i> 2/4/02 City Engineer Date				
		Transportation	<i>[Signature]</i>	2-4-02					
		Water/Wastewater	<i>[Signature]</i>	2-4-02					
		Hydrology	<i>[Signature]</i>	2-4-02					
		Parks	<i>[Signature]</i>	2-4-02					
		Constr. Coord.	<i>[Signature]</i>	2-4-02					
		City Project No.	637792	Sheet	1	Of	11		



LAYOUT CONCEPT PLAN

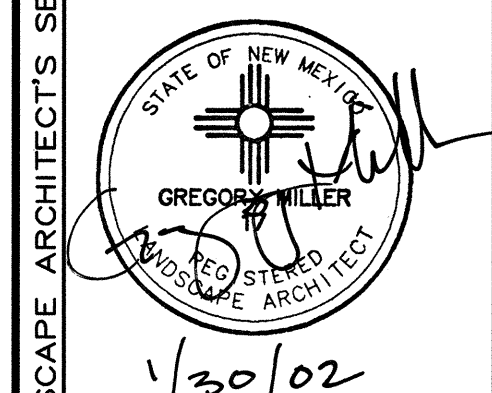
Scale: 1"=20'-0"

1



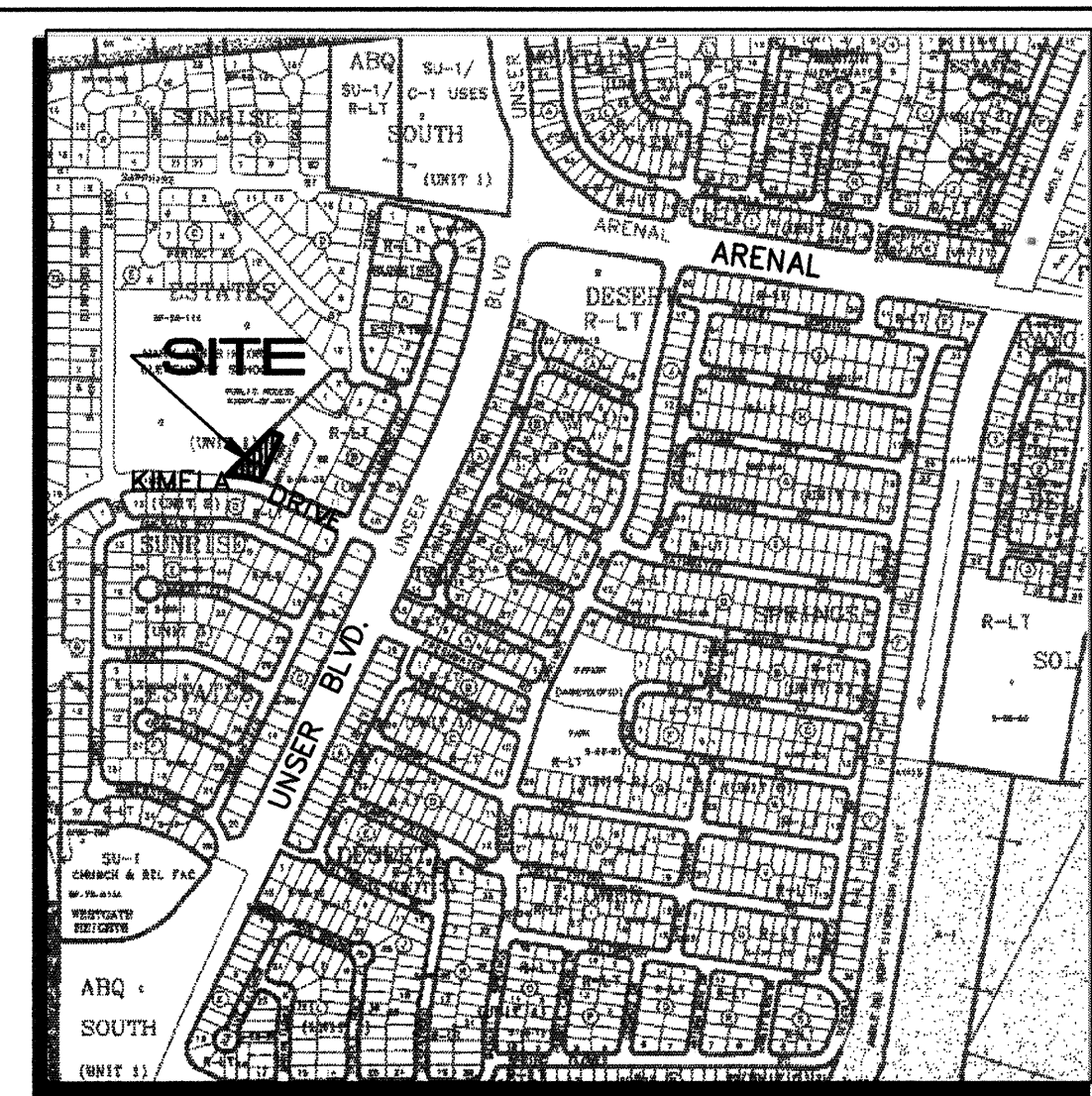
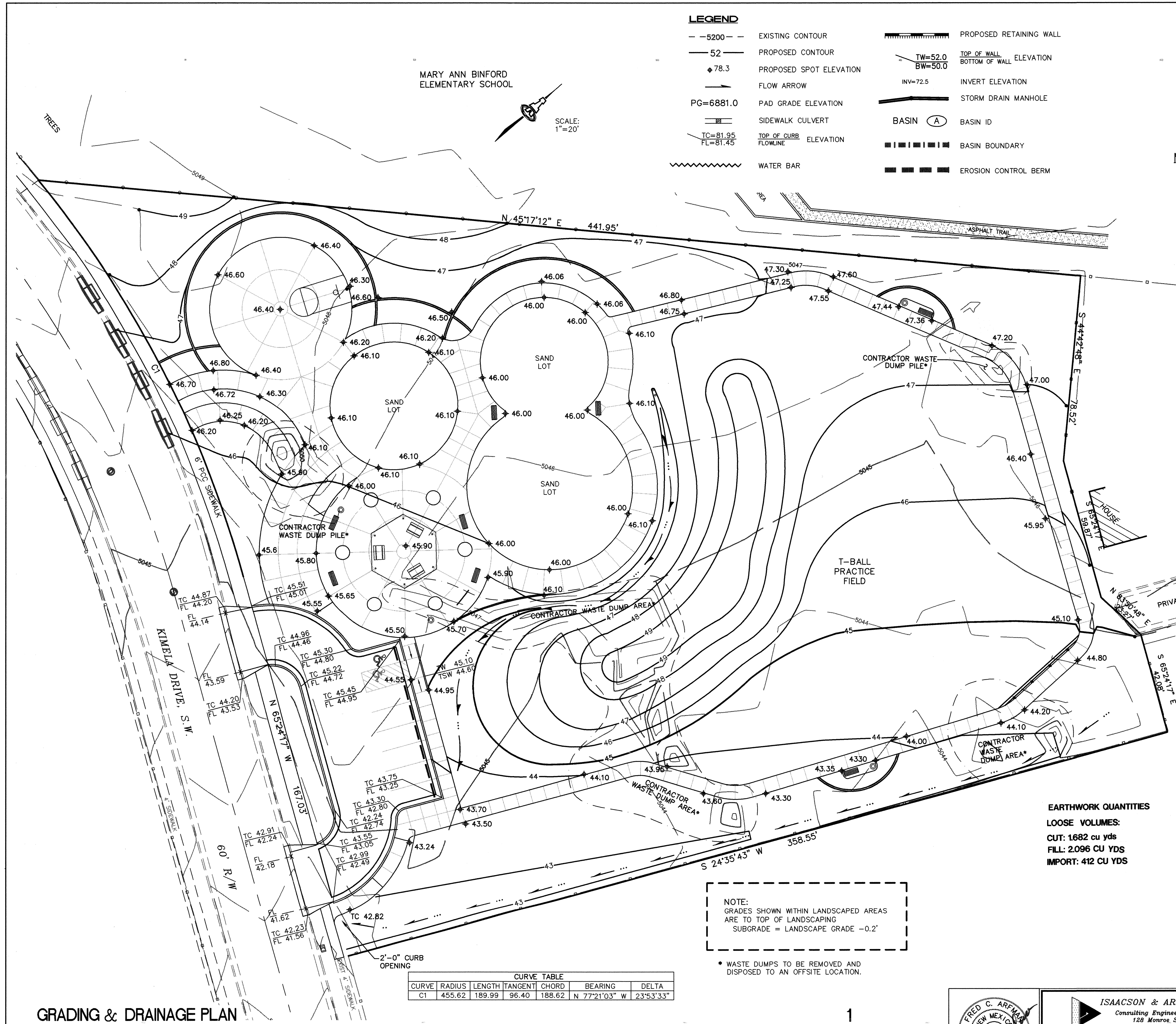
the Landscape Group
 LANDSCAPE & GOLF COURSE ARCHITECTURE
 880 CUPPER AVENUE NW ALBUQUERQUE NEW MEXICO 87102
 TEL: (505) 261-2266 FAX: (505) 261-9467

CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT	
TITLE: VISTA NUEVA PARK LAYOUT CONCEPT PLAN	
Design Review Committee FEB - 4 2002 DESIGN REVIEW COMMITTEE	City Engineer Approval FEB - 4 2002 CITY ENGINEER
City Project No. 637792	Zone Map No. M-10-Z
Sheet 3	Of 11



Revisions / Remarks	Date	By	Designated By:	Drawn By:	Checked By:
			THE LANDSCAPE GROUP, INC.	THE LANDSCAPE GROUP, INC.	THE LANDSCAPE GROUP, INC.
			Date: 1/30/02	Date: 1/30/02	Date: 1/30/02

SURVEY INFORMATION			BENCH MARK		AS BUILT INFORMATION	
FIELD NOTES			STATION NAME: NM 45-6A ESTABLISHED BY ACS - 1976		CONTRACTOR	
NO.	BY	DATE	LOCATED AT THE INTERSECTION OF COORS RD. SOUTH AND ARENAL RD.		WORK STAKED BY	DATE:
			SPIRIT LEVEL ELEVATION - 4960.973 FEET N65°D29		INSPECTORS APPROVAL	DATE:
					FIELD VERIFICATION BY	DATE:
					DRAWING CORRECTED BY	DATE:
					MICRO-FILM INFORMATION	
					RECORDED BY	DATE:
					NO.	



LEGAL DESCRIPTION:
PARK AS DEDICATED ON "PLAT OF SUNRISE ESTATES, UNIT 1" (VOL. 95C, FOLIO 286; 08-04-95), 0.3669 Ac. PARK (07610 Ac.) AS DEDICATED ON "CORRECT PLAT FOR SUNRISE ESTATES, UNIT TWO", TOGETHER WITH TRACT BB (1.1200 Ac.) AS SHOWN ON SAID PLAT (VOL. 97C, FOLIO 162; 05-21-97)

AREA: 2.2479 Ac. (97,918 SF)

BENCHMARK: ACS "1-M10"
ELEV. 6880.03 (NAD 1927)

FLOOD ZONE DESIGNATION: PARK IS WITHIN AREA X (NO FLOOD PLAN) AS IDENTIFIED ON PANEL 336 OF FEMA FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 20, 1996.

EXISTING CONDITIONS: PARK PROPERTY CONSIST OF THREE INDIVIDUAL PARCELS; TWO BEING DEDICATED BY THE PLAT ACTIONS DESCRIBED IN THE LEGAL DESCRIPTION ABOVE AND TRACT BB, HAVING BEEN PURCHASED BY THE CITY. PARK IS UNDEVELOPED WITH TYPICAL NATIVE VEGETATION AND HAVING AN APPROXIMATE 2% DOWNWARD SLOPE FROM THE WEST TO THE EAST. ALL UNDEVELOPED STORM WATER FLOWS GENERATED ON THE SITE CURRENTLY SHEET FLOW TO THE EAST PROPERTY LINE AND THEN ARE CONVEYED TO THE SOUTH WHERE THEY EMPTY ONTO THE RIGHT-OF-WAY OF KIMELA DRIVE.

EXISTING HYDROLOGY:
Precipitation Zone: 1
Land Treatment: 100% A
 $Q_{100} = 2.248 \text{ Ac.} \times 1.29 \text{ CFS/Ac.} = 2.90 \text{ CFS}$
 $V_{100} = 2.248 \text{ Ac.} \times 0.44''(12) \times 43560 \text{ SF} = 3.591 \text{ C.F.}$

DEVELOPED CONDITIONS:
THE STORM DRAINAGE SOLUTION FOR DEVELOPED STORM WATER FLOWS WAS DEVELOPED AND APPROVED AS PART OF THE SUNRISE ESTATES SUBDIVISION MASTER DRAINAGE PLAN. ALL DEVELOPED STORM WATER ARE ALLOWED TO ENTER ONTO THE PAVED SURFACES OF KIMELA DRIVE. STORM WATERS ARE THEN CONVEYED TO A BATTERY OF STORM DRAIN INLETS AND THEN CONVEYED BY STORM DRAIN NORTHERLY TO THE ARNEAL/UNSER STORM WATER DETENTION FACILITY.

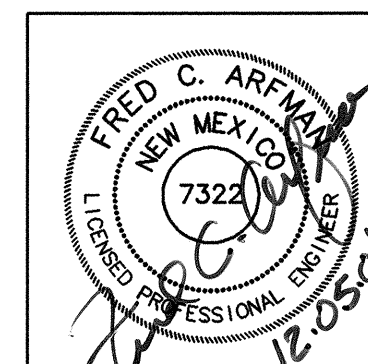
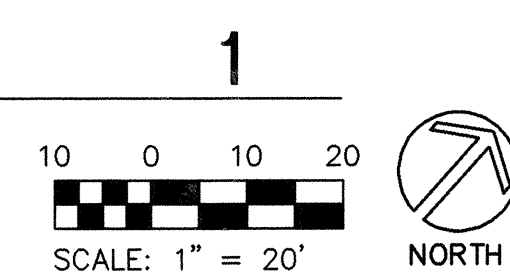
ALL ONSITE DEVELOPED FLOWS ARE SURFACE ROUTED TO THE SOUTHEAST OR DISCHARGE DIRECTLY ONTO KIMELA DRIVE.

DEVELOPED HYDROLOGY:
LAND TREATMENTS:
A = 8% = 0.18 Ac. (7841 SF)
B = 62% = 1.39 Ac. (60548 SF)
D = 30% = 0.67 Ac. (29185 SF)
 $Q_{100} = (0.18 \times 1.29) + (1.39 \times 2.03) + (0.67 \times 4.37) = 6.0 \text{ CFS}$
 $V_{100} = [(0.18 \times 0.44) + (1.39 \times 0.67) + (0.67 \times 1.97)](12)(43560) = 8469 \text{ CU. FT.}$

the Landscape Group
LANDSCAPE & GOLF COURSE ARCHITECTURE
800 COURSE AVENUE NW ALBUQUERQUE, NEW MEXICO 87106
TEL: (505) 243-8888 FAX: (505) 243-8811

GRADING & DRAINAGE PLAN

Scale: 1"=20'-0"

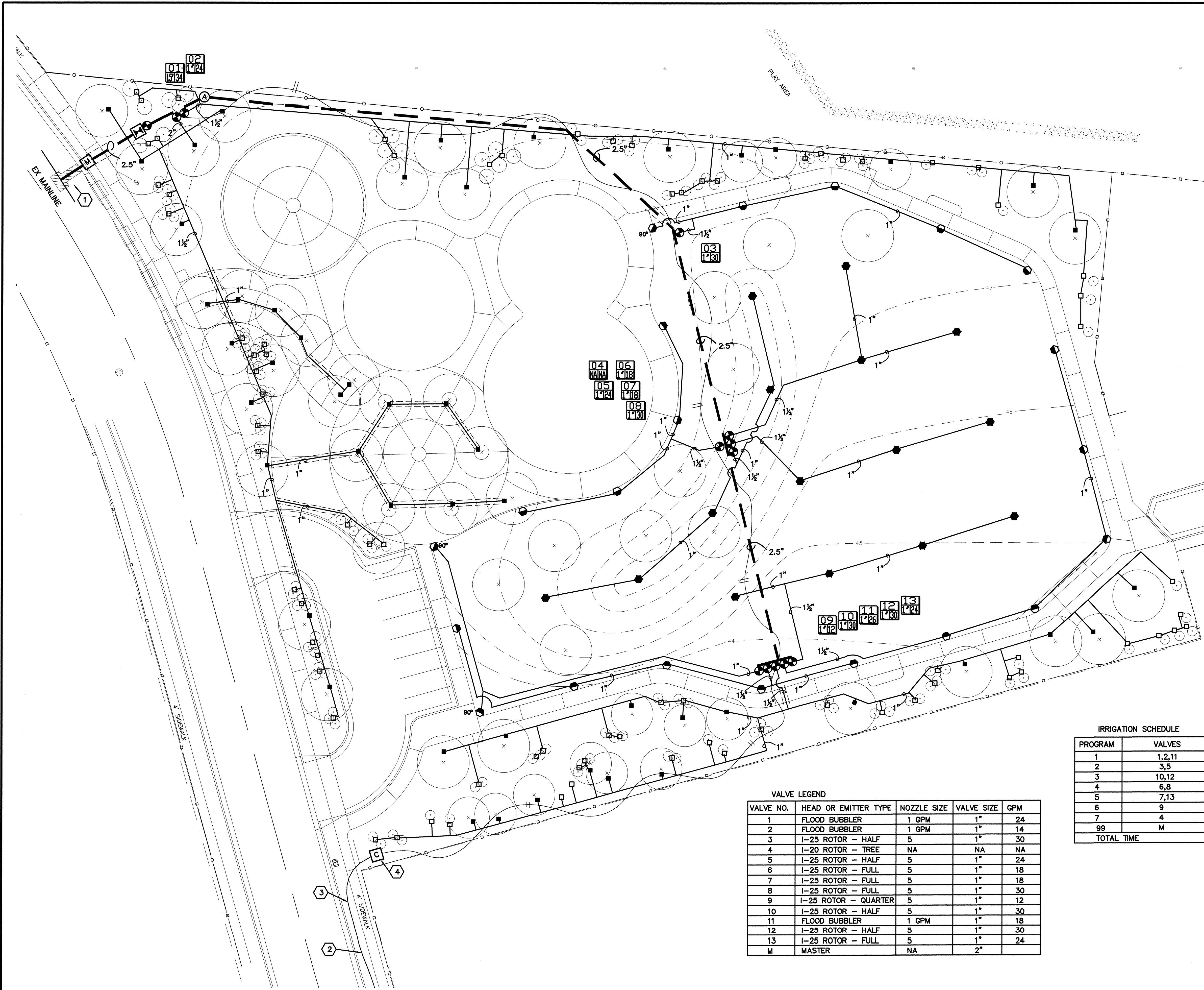


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
186GRD.DWG.rth 12/05/01

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT

**TITLE: VISTA NUEVA PARK
GRADING & DRAINAGE**

Design Review Committee	City Engineer Approval	City Project No.	Zone Map No.
APPROVED	APPROVED	6377.01	M-10-2
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	



IRRIGATION SCHEDULE

SYM.	PRODUCT DESCRIPTION
M	METER - 1.5" INSTALL PER CITY STD DWG # 2362
C	IRRIGATION CONTROLLER - SCORPIO 16 STATION IN INTERSPEC CABINET W/ 3 GROUND RODS
⊠	MASTER METER WITH 2.5" RPBA SEE SHEET 9 FOR DETAILS
A	AIR RELIEF VALVE
⊕	AUTOMATIC VALVE - RAINBIRD PEB SERIES SIZED PER PLAN
⊙	FULL CIRCLE ROTOR - HUNTER I-25-36V-5 - 5.6 GPM
⊙	PART CIRCLE ROTOR - HUNTER I-25-ADV-5 - 5.6 GPM
⊙ 90°	PART CIRCLE ROTOR 90° ARC - HUNTER I-25-ADV-5 - 5.6 GPM
⊙	PART CIRCLE ROTOR - HUNTER I-20-ADV-1.0 - 1.3 GPM
■	FLOOD BUBBLER - RAINBIRD 1404 ON FLEX NIPPLE AT GRADE
□	FLOOD BUBBLER - RAINBIRD 1402 ON FLEX NIPPLE AT GRADE

- TREE LOCATIONS
- SHRUB LOCATION
- MAINLINE - SIZED PER PLAN - SEE GENERAL NOTES
- LATERAL SCHEDULE 40 PVC SIZED PER PLAN
- SOLID COPPER DIRECT BURIAL CONTROL WIRE
- IRRIGATION SLEEVE
- 01 1/2" VALVE I.D.
- 02 1/2" VALVE SIZE VALVE GPM
- 48- CONTOUR LINE

NOTE: ALL IRRIGATION MUST BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

CU AND DU CALCULATIONS

FOR I-25 ROTORS WITH A #5 NOZZLE SPACED 43' OC - SQUARE SPACING ASSUMED 60 PSI - CU 87% DU 79% - AS REPORTED BY MANUFACTURER

REFERENCE COA STANDARD DETAILS

- DWG 2301 - WATER - WATERLINE CONNECTION DETAILS
- DWG 2362 - WATER - METERED SERVICE LINE INSTALLATION
- DWG 2366 - WATER - DOUBLE METER BOX FOR 3/4" AND 1" METERS
- DWG 2703 - LANDSCAPE - IRRIGATION ELECTRIC VALVE
- DWG 2705 - LANDSCAPE - AIR RELIEF VALVE
- DWG 2709 - LANDSCAPE - SPRINKLER HEAD W/ FLEX PIPE ASSEMBLY
- DWG 2710 - LANDSCAPE - IRRIGATION BUBBLER HEAD AT TREE
- DWG 2712 - LANDSCAPE - IRRIGATION BUBBLER HEAD IN TREE GRATE

IRRIGATION KEYED NOTES

- IRRIGATION POINT OF CONNECTION. CONNECT TO EXISTING 10" PVC WATER LINE LOCATED APPROX. 4' BELOW FINISH GRADE AND 10' FROM BACK OF CURB. REMOVE AND REPAIR 4' X 12' OF ASPHALT INSTALL ASPHALT PER COA STD. DWG. #2465 REMOVE AND REPAIR 4' CURB AND GUTTER INSTALL STANDARD CURB AND GUTTER PER COA STD. DWG. #2415
- 2 #8 1 #8 G UF CABLE TO EXISTING STREET LIGHT. PROVIDE 20 AMP IN-LINE FUSE AT POLE.
- 2 #8 1 #8G UF CABLE
- PROVIDE POWER TO CONTROLLER, 120 VOLT

ELECTRICAL NOTES

- ELECTRICAL WORK SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE.
- UF CABLE SHALL BE A MINIMUM OF 24" BELOW FINISH GRADE.

IRRIGATION SCHEDULE

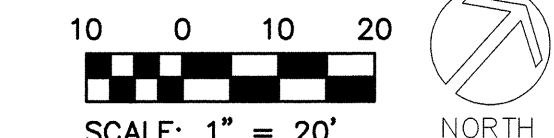
PROGRAM	VALVES	PR CALC	RUN TIME	CYCLES	TOTAL GPM	COMMENTS
1	1,2,11	1 GPM	10	1	56	
2	3,5	.52	57	1	54	
3	10,12	.52	57	1	60	
4	6,8	.26	57	2	48	
5	7,13	.26	57	2	42	
6	9	1.04	29	1	12	
7	4	NA	NA	NA	NA	
99	M				60	MAX FLOW @ MASTER
TOTAL TIME			381			APPLIES 1/2" IN 6.35 HOURS

VALVE LEGEND

VALVE NO.	HEAD OR EMITTER TYPE	NOZZLE SIZE	VALVE SIZE	GPM
1	FLOOD BUBBLER	1 GPM	1"	24
2	FLOOD BUBBLER	1 GPM	1"	14
3	I-25 ROTOR - HALF	5	1"	30
4	I-20 ROTOR - TREE	NA	NA	NA
5	I-25 ROTOR - HALF	5	1"	24
6	I-25 ROTOR - FULL	5	1"	18
7	I-25 ROTOR - FULL	5	1"	18
8	I-25 ROTOR - FULL	5	1"	30
9	I-25 ROTOR - QUARTER	5	1"	12
10	I-25 ROTOR - HALF	5	1"	30
11	FLOOD BUBBLER	1 GPM	1"	18
12	I-25 ROTOR - HALF	5	1"	30
13	I-25 ROTOR - FULL	5	1"	24
M	MASTER	NA	2"	

IRRIGATION PLAN

Scale: 1"=20'-0"



the Landscape Group
LANDSCAPE & GOLF COURSE ARCHITECTURE
800 COPPER AVENUE NW ALBUQUERQUE, NEW MEXICO 87105
TEL: (505) 263-2266 FAX: (505) 263-0667

CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT	
TITLE: VISTA NUEVA PARK IRRIGATION PLAN W/ COVERAGE CIRCLES	
Design Review Committee APPROVED FEB - 4 2002	City Engineer Approval APPROVED FEB - 4 2002 CITY ENGINEER
City Project No. 637792	Zone Map No. M-10-Z
Sheet 6	Of 11

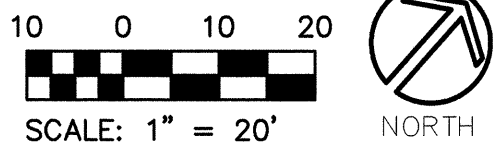


PLANT LEGEND

KEY	SCIENTIFIC NAME	COMMON NAME
TREES		
TA	CHITALPA X TASHKENTENSIS	CHITALPA
TB	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN
TC	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH
TD	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE
TE	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
TF	CELTIS RETICULATA	NETLEAF HACKBERRY
TG	PINUS NIGRA	AUSTRIAN PINE
TH	PLATANUS WRIGHTII	ARIZONA SYCAMORE
TJ	QUERCUS SHUMARDII	SHUMARD RED OAK
TK	CHIOLOPSIS LINEARIS	BUR OAK
TL	SOPHORA JAPONICA	DESERT WILLOW
GROUND COVER		
SA	SYMPHORICARPOS ORBICULATUS	CORALBERRY
SB	RHUS TRILOBATA	3 LEAF SUMAC
SC	ROSMARINUS OFFICINALIS	ROSEMARY
SD	HESPERALOE PARVIFOLIA	RED YUCCA
SE	COTONEASTER APICULATUS	CRANBERRY COTONEASTER
SF	OENOTHERA CAESPITOSA	WHITE EVENING PRIMROSE
SG	PENNISTETUM ALOPECUROIDES	HARDY FOUNTAIN GRASS
SH	ROSA WOODSII	WOODS ROSE
TURF		
GA	COA TURF GRASS MIX	FESCUE / PERENNIAL RYE
	SEE SPECIFICATIONS	/ BLUEGRASS

PLANTING PLAN

Scale: 1"=20'-0"



the Landscape Group

LANDSCAPE & GOLF COURSE ARCHITECTURE
800 CORTES AVENUE NW ALBUQUERQUE, NEW MEXICO 87102
TEL: (505) 265-2266 FAX: (505) 265-9677

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT

TITLE: VISTA NUEVA PARK
PLANTING PLAN

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
City Project No. 637792	Zone Map No. M-10-Z	Sheet 7	Of 11

IRRIGATION SCHEDULE

SYM. PRODUCT DESCRIPTION

- [M] METER - 1.5" INSTALL PER CITY STD DWG # 2362
- [C] IRRIGATION CONTROLLER - SCORPIO 16 STATION IN INTERSPEC CABINET W/ 3 GROUND RODS
- [M] MASTER METER WITH 2.5" RPBA
- [A] AIR RELIEF VALVE
- [V] AUTOMATIC VALVE - RAINBIRD PEB SERIES SIZED PER PLAN
- [R] FULL CIRCLE ROTOR - HUNTER I-25-36V-5 - 5.6 GPM
- [R] PART CIRCLE ROTOR - HUNTER I-25-ADV-5 - 5.6 GPM
- [R] PART CIRCLE ROTOR 90° ARC - HUNTER I-25-ADV-5 - 5.6 GPM
- [R] PART CIRCLE ROTOR - HUNTER I-20-ADV-1.0 - 1.3 GPM
- [F] FLOOD BUBBLER - RAINBIRD 1404 ON FLEX NIPPLE AT GRADE
- [F] FLOOD BUBBLER - RAINBIRD 1402 ON FLEX NIPPLE AT GRADE

TREE LOCATIONS

SHRUB LOCATION

MAINLINE - SIZED PER PLAN - SEE GENERAL NOTES

LATERAL SCHEDULE 40 PVC SIZED PER PLAN

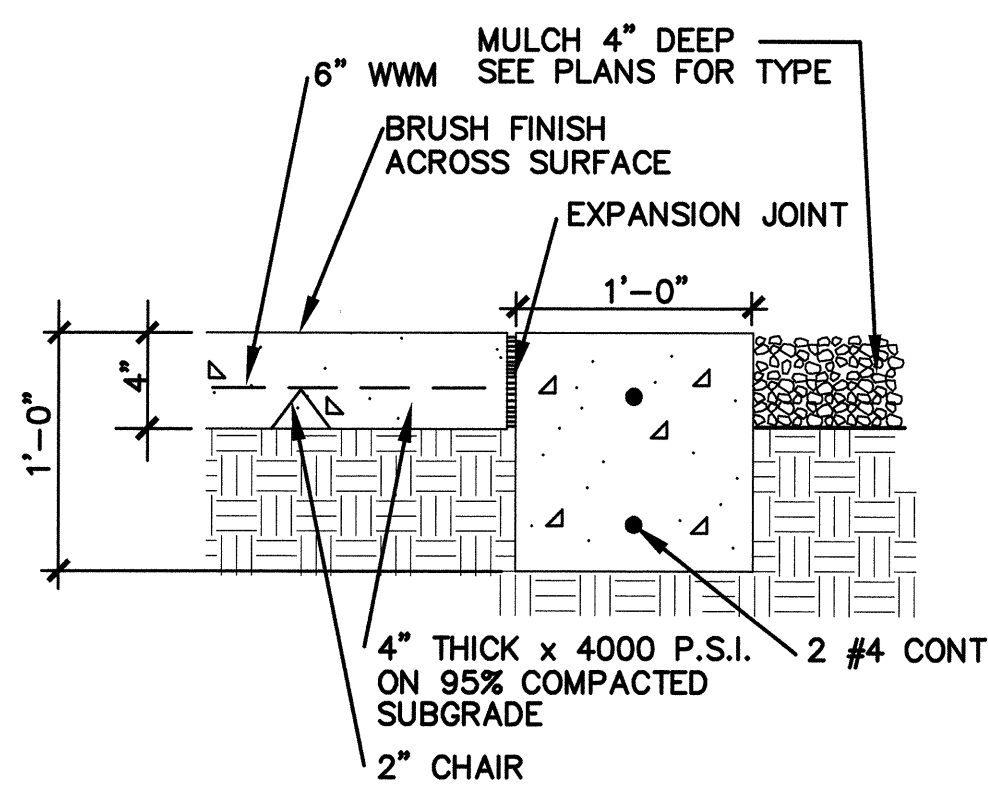
SOLID COPPER DIRECT BURIAL CONTROL WIRE

IRRIGATION SLEEVE

VALVE I.D.

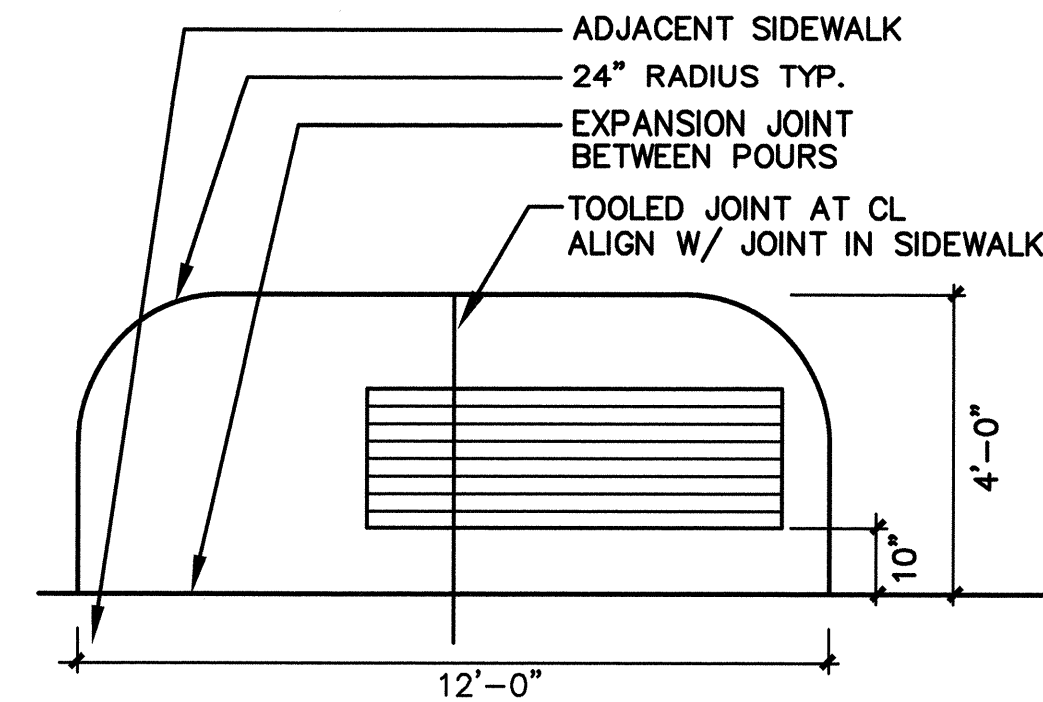
VALVE SIZE VALVE GPM

CONTOUR LINE



CONCRETE BASKETBALL COURT

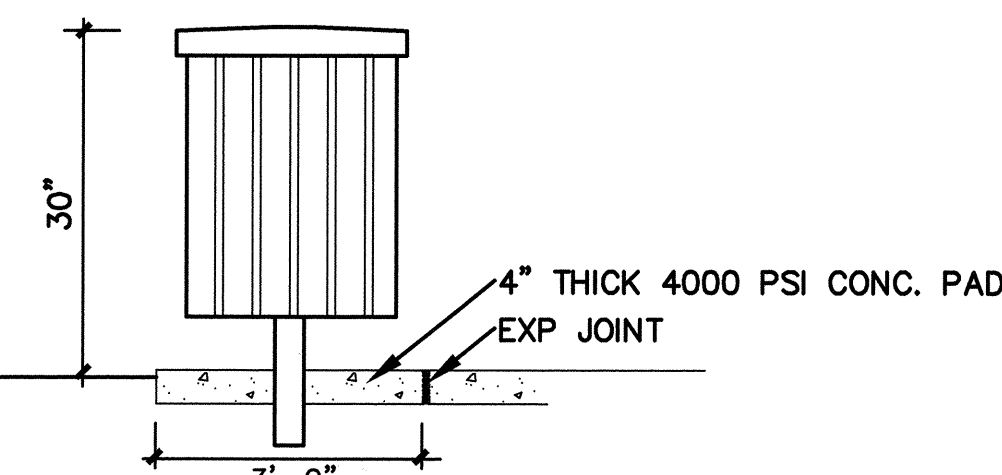
N.T.S.



CONCRETE PAD FOR BENCH

N.T.S.

LITTER RECEPTACLE - BRP MANCHESTER SERIES 36 GAL POWDER COATED WITH HANGING LID - SIDE ACCESS PANEL INSTALL PER MANUFACTURER'S INSTRUCTIONS. AVAILABLE FROM RECREATION PLUS



LITTER RECEPTACLE

N.T.S.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	MAT. SIZE	CONDITION	QNTY	WATER USE	REMARKS
TREES								
TA	CHITALPA X TASHKENTENSIS	CHITALPA	1" CAL CANES	25" T X 20" W	20 GAL	08	M	
TB	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL	20" T X 25" W	25 GAL	06	M	
TC	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	2" CAL	20" T X 25" W	25 GAL	07	M	
TD	GYMNOCLADUS DIOCA	KENTUCKY COFFEE TREE	2" CAL	60" T X 45" W	B&B	02	M	
TE	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	8" TALL	25" T X 25" W	24" BOX	05	M	MULTI-TRUNK
TF	CELTIS RETICULATA	NETLEAF HACKBERRY	2" CAL	25" T X 20" W	25 GAL	06	H	MATCHED
TG	PINUS NIGRA	AUSTRIAN PINE	8" TALL	40" T X 30" W	B&B	03	H	
TH	PLATANUS WRIGHTII	ARIZONA SYCAMORE	2 1/2" CAL	50" T X 35" W	24" BOX	03	H	
TI	QUERCUS SHUMARDII	SHUMARD RED OAK	2" CAL	60" T X 40" W	B&B	04	H	MATCHED
TJ	QUERCUS MACROCARPA	BUR OAK	2" CAL	60" T X 40" W	25 GAL	04	H	
TK	CHILOPSIS LINEARIS	DESERT WILLOW	6" TALL	15" T X 15" W	25 GAL	06	M	MULTI-TRUNK
TL	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2" CAL	35" T X 30" W	24" BOX	02	L	
SHRUBS								
SA	SYMPHORICARPOS ORBICULATUS	CORALBERRY	18" TALL	3" T X 3" W	5 GAL	35	M	
SB	RHUS TRILOBATA	RHUS TRILOBATA	18" TALL	6" T X 6" W	5 GAL	17	L	
SC	ROSMARINUS OFFICINALIS	ROSEMARY	16" TALL	4" T X 3" W	5 GAL	20	M	
SD	HESPERALOE PARVIFOLIA	RED YUCCA	18" SPREAD	2" T X 3" W	5 GAL	24	L	
SE	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	14" SPREAD	3" T X 6" W	2 GAL	16	M	
SF	OENOTHERA CAESPITOSA	WHITE EVENING PRIMROSE	12" TALL	1" T X 4" W	1 GAL	16	L	
SG	PENNISETUM ALOEPECUROIDES	HARDY FOUNTAIN GRASS	16" TALL	3" T X 3" W	5 GAL	18	M	
SH	ROSA WOODSII	WOODS ROSE	24" TALL	4" T X 5" W	5 GAL	17	M	

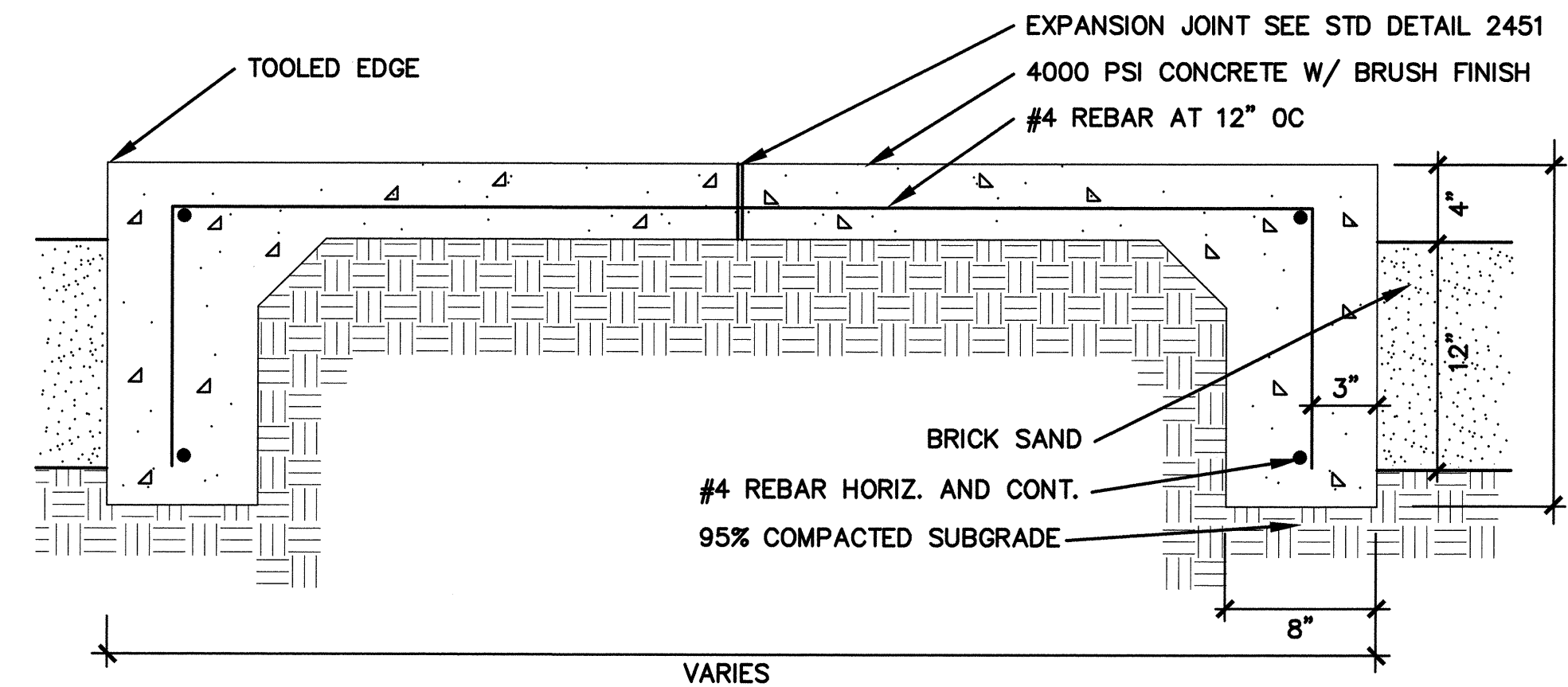
GROUND COVER

GA COA TURF GRASS MIX

FESCUE - PERENNIAL RYE - BLUEGRASS

SEED 37,750 SF H

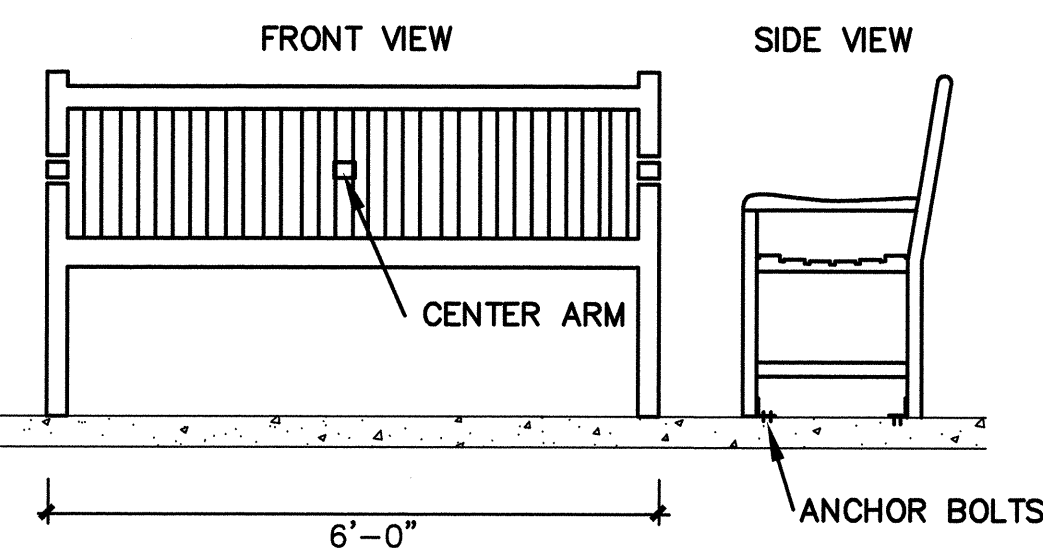
NOTE: PLANT QUANTITIES ARE FOR THE CONVENIENCE OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL MAKE THEIR OWN QUANTITY TAKE-OFFS. UNLESS NOTED OTHERWISE, ALL SHRUB BEDS SHALL RECEIVE TAN CRUSHER FINES 2" DEEP.



TURNDOWN SLAB BOTH SIDES

N.T.S.

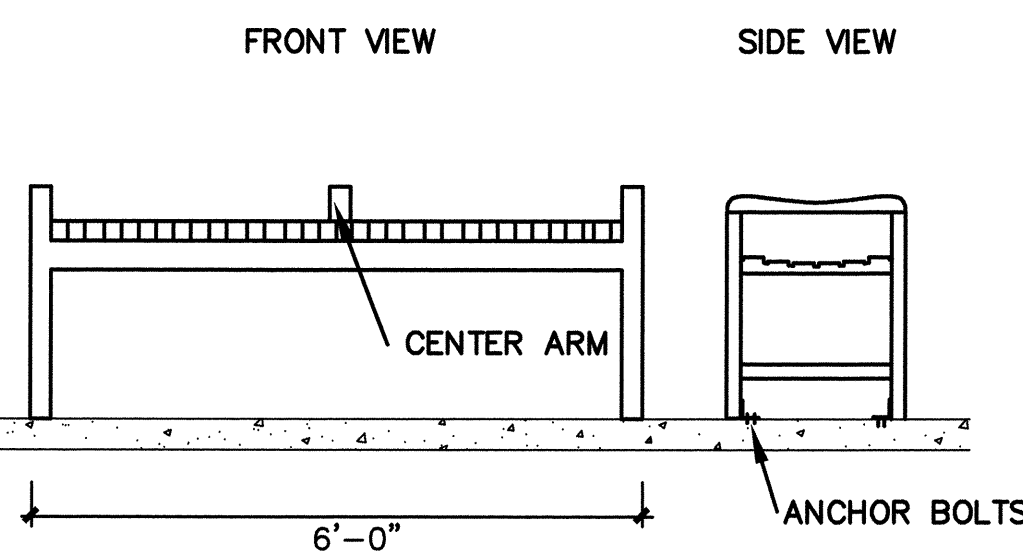
BENCH 16 WITH ARMRESTS AVAILABLE FROM DUMOR, INC. 1-800-598-4018 OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT RECYCLED PLASTIC COLOR CEDAR POST AND SUPPORT COLOR HUNTER GREEN



BENCH WITH ARM RESTS

N.T.S.

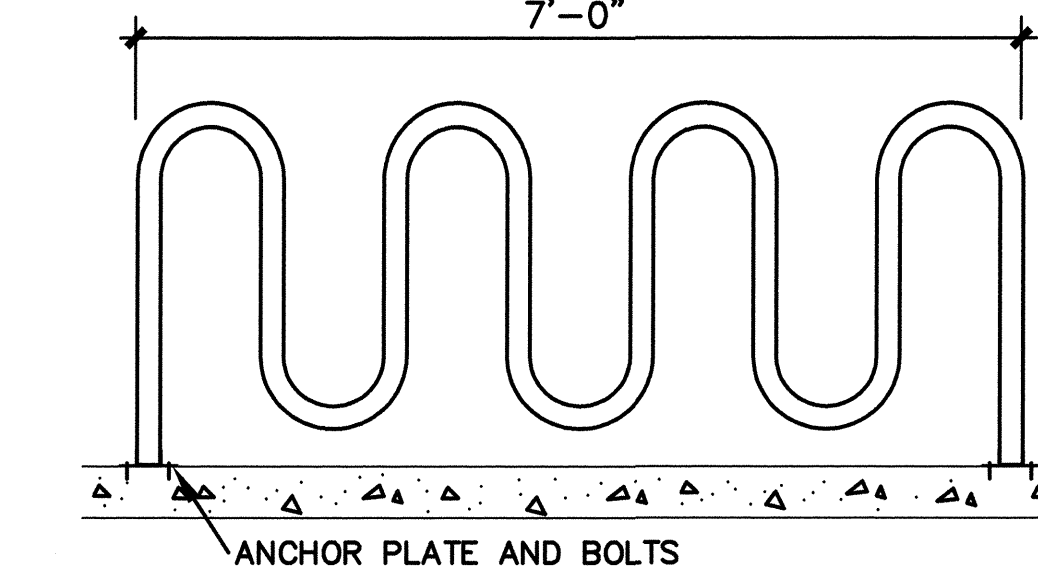
BENCH 112 WITH ARMRESTS AVAILABLE FROM DUMOR, INC. 1-800-598-4018 OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT RECYCLED PLASTIC COLOR CEDAR POST AND SUPPORT COLOR HUNTER GREEN



SEAT WITH ARM RESTS

N.T.S.

SURFACE MOUNT BIKE RACK 125-20 AVAIL. FROM DUMOR, INC. 1-800-598-4018 OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. COLOR HUNTER GREEN



BIKE RACK

N.T.S.

REFERENCE COA STANDARD DETAILS

HARDSCAPE

DWG 2252 - DRAINAGE - CHAIN LINK FENCE 4' TALL

DWG 2405 - PAVING - RESIDENTIAL STREET SECTION

DWG 2415 - PAVING - STANDARD CURB AND GUTTER

DWG 2425 - PAVING - DRIVEPAD W/ SIDEWALK AT PROP. LINE

DWG 2451 - PAVING - CONCRETE JOINTS TYPE 5

DWG 2720 - LANDSCAPE - CONCRETE WALK

DWG 2725 - LANDSCAPE - CONCRETE EDGER AT FENCE

DWG 2727 - LANDSCAPE - CONCRETE EDGER AT PLANTER

DWG 2728 - LANDSCAPE - TURN DOWN SLAB AT PLAY AREA

IRRIGATION

DWG 2301 - WATER - WATERLINE CONNECTION DETAILS

DWG 2382 - WATER - METERED SERVICE LINE INSTALLATION

DWG 2366 - WATER - DOUBLE METER BOX FOR 3/4" AND 1" METERS

DWG 2703 - LANDSCAPE - IRRIGATION ELECTRIC VALVE

DWG 2705 - LANDSCAPE - AIR RELIEF VALVE

DWG 2709 - LANDSCAPE - SPRINKLER HEAD W/ FLEX PIPE ASSEMBLY

DWG 2710 - LANDSCAPE - IRRIGATION BUBBLER HEAD AT TREE

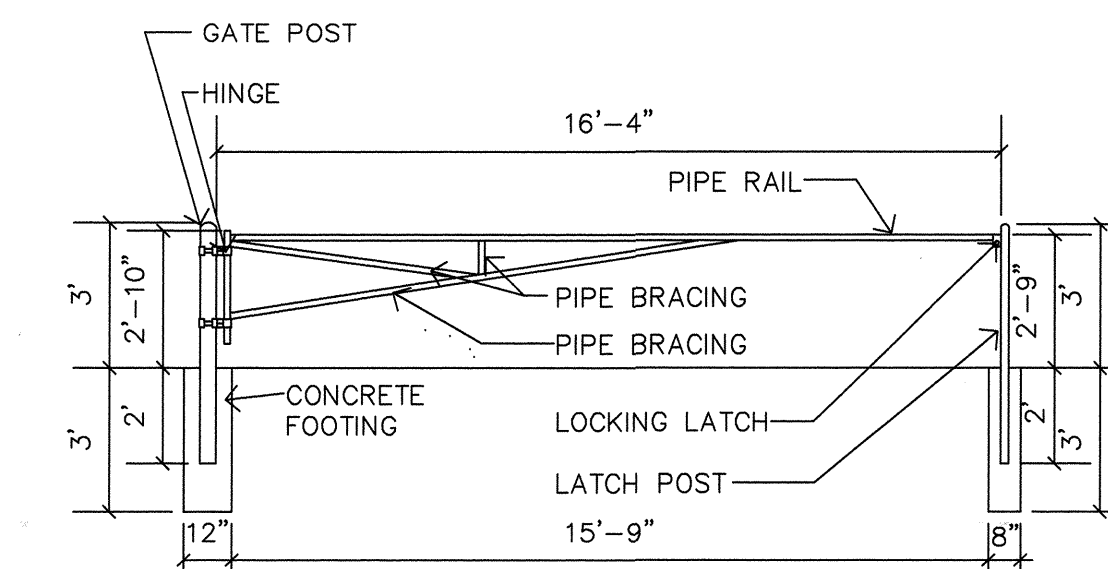
DWG 2712 - LANDSCAPE - IRRIGATION BUBBLER HEAD IN TREE GRATE

PLANTING

DWG 2713 - LANDSCAPE - TREE PLANTED IN TURF

DWG 2714 - LANDSCAPE - ISOLATED TREE PLANTING

DWG 2717 - LANDSCAPE - ISOLATED SHRUB PLANTING



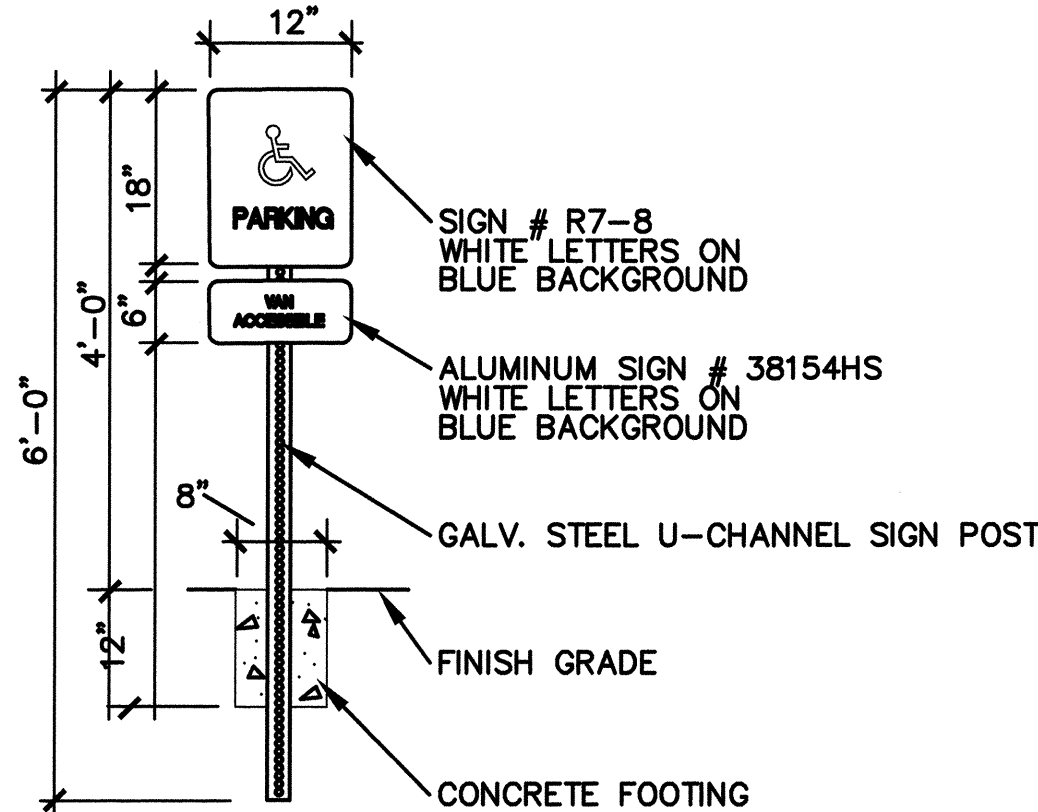
LOCKING GATE WITH LATCH

1/4" = 1'-0"

GENERAL NOTES

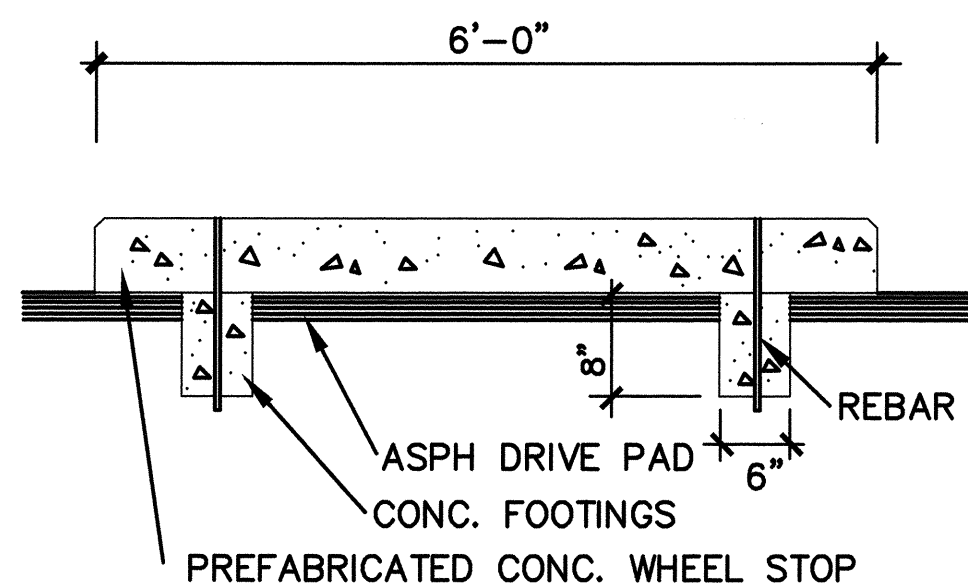
- CONTRACTOR SHALL EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS PERTINENT TO THIS WORK.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO SAME.
- THE CONTRACTOR WILL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST WHICH MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT CONTRACTOR DOES NOT NOTIFY THE LANDSCAPE ARCHITECT, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IRRIGATION SYSTEM HAS BEEN DESIGNED TO A STATIC PRESSURE OF 50 PSI WITH A MAXIMUM DEMAND OF 30 GPM. THE ANTICIPATED WATERING TIME FOR THE SYSTEM IS 8 HOURS.
- ACTUAL FIELD CONDITIONS MAY NECESSITATE ADDING, DELETING, OR MAKING MINOR ADJUSTMENTS IN SPACING OF HEADS TO INSURE UNIFORM COVERAGE AND DISTRIBUTION.
- ALL PRESSURE LINES TO BE SCH. 40 PVC A MINIMUM 24" BELOW FINISH GRADE. ALL LATERAL LINES TO BE SCH. 40 PVC A MINIMUM 12" BELOW FINISH GRADE.
- ALL POP-UP TYPE IRRIGATION HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF HEAD IS 1 INCH ABOVE FINISH GRADE.
- THE CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING PLANTS.
- FOR ALL AREAS TO BE SEED OR SODDED, ADD ORGANIC MATERIAL TO THE TOP SOIL AT A RATE OF ONE YARD PER 500 SQ. FT. AND TILL TO A DEPTH OF SIX INCHES.
- FERTILIZE ALL TURF AREAS WITH 16-16-8 ANALYSIS, AT A RATE OF 20 LBS. PER 1000 S.F.

NOTE: SIGNS AVAIL. FROM CHAMPION 1-800-521-7000



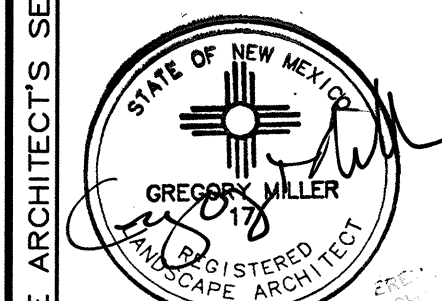
HANDICAP PARKING SIGN

N.T.S.



CONCRETE WHEEL STOP

N.T.S.



1/30/02

No.	Date	Revisions / Remarks
1	1/30/02	THE LANDSCAPE GROUP, INC.
2	1/30/02	THE LANDSCAPE GROUP, INC.
3	1/30/02	THE LANDSCAPE GROUP, INC.

the Landscape Group

LANDSCAPE & GOLF COURSE ARCHITECTURE

880 CORTES AVENUE NW ALBUQUERQUE, NEW MEXICO 87102

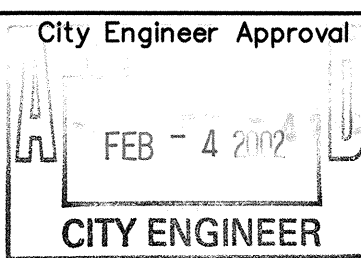
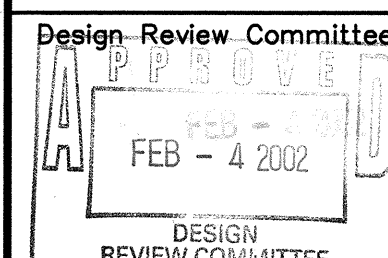
TEL: (505) 580-2266 FAX: (505) 580-4067

CITY OF ALBUQUERQUE

PARKS AND RECREATION DEPARTMENT

TITLE: VISTA NUEVA PARK

DETAILS

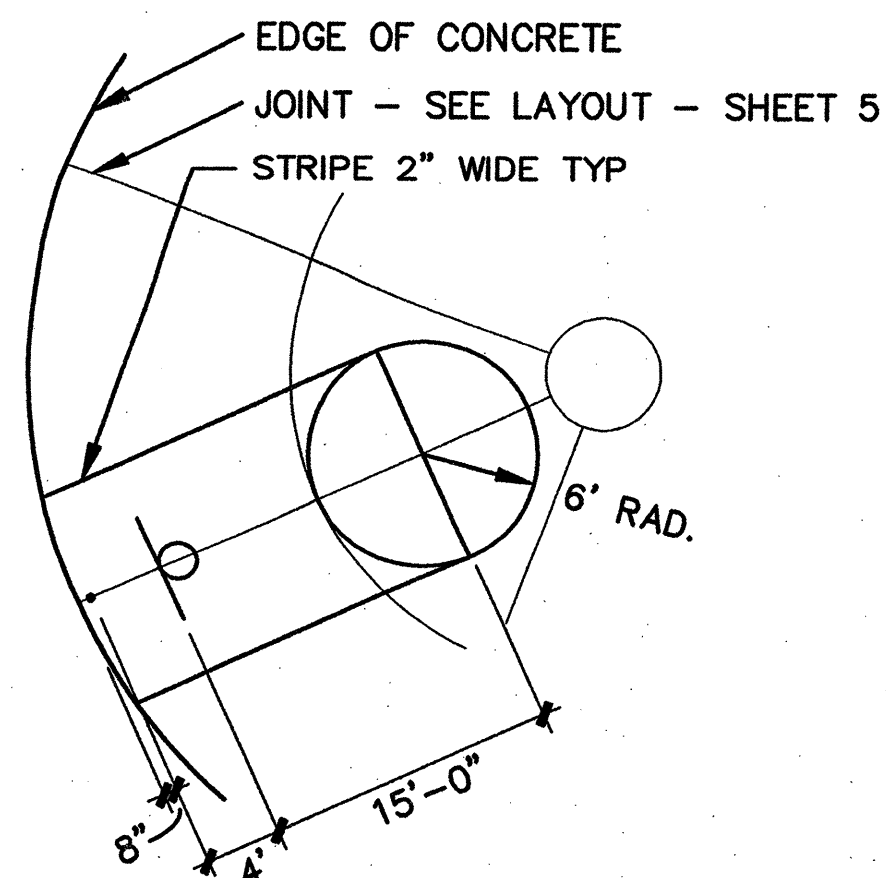


City Project No. 637792

Zone Map No. M-10-Z

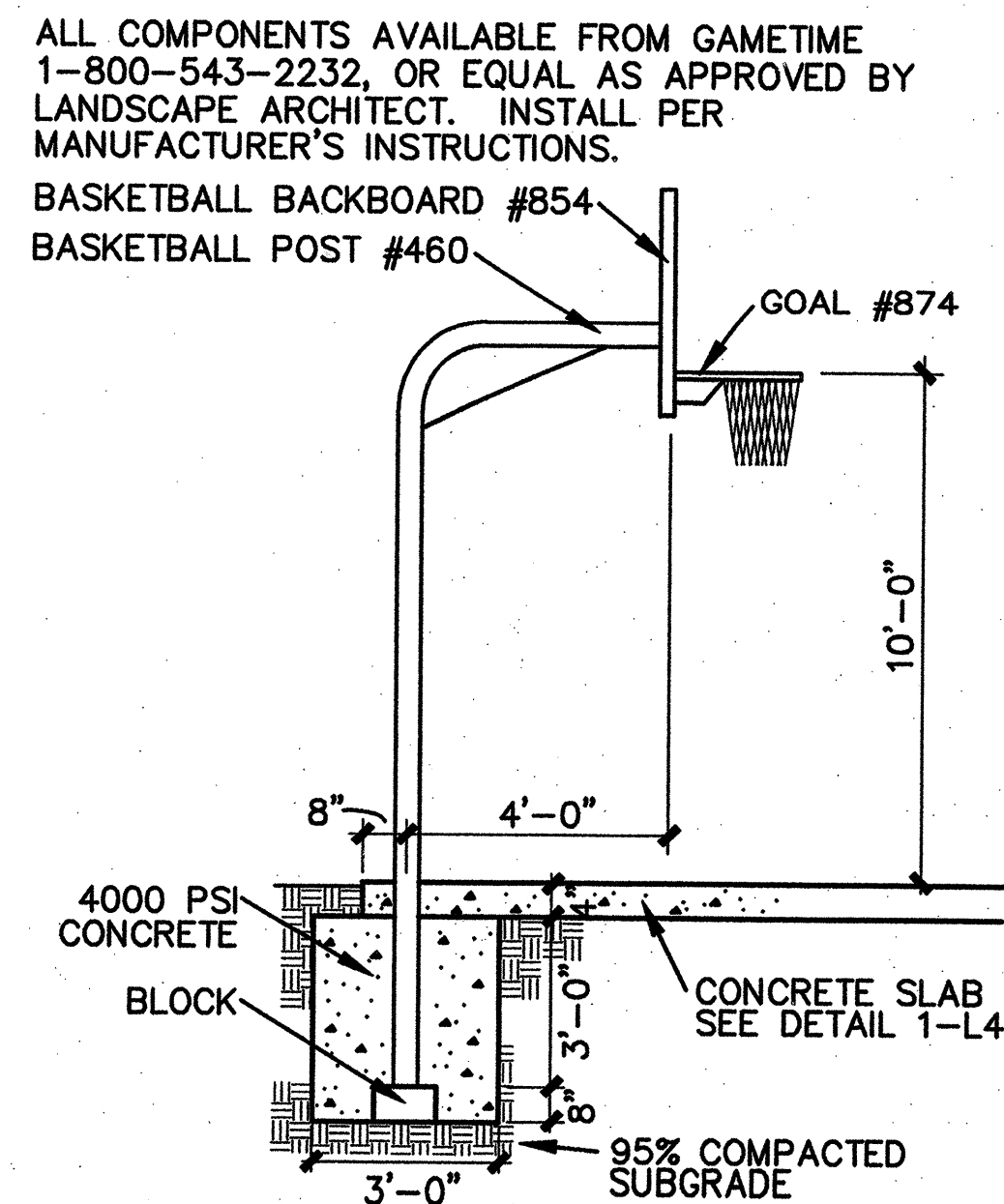
Sheet 8

Of 11

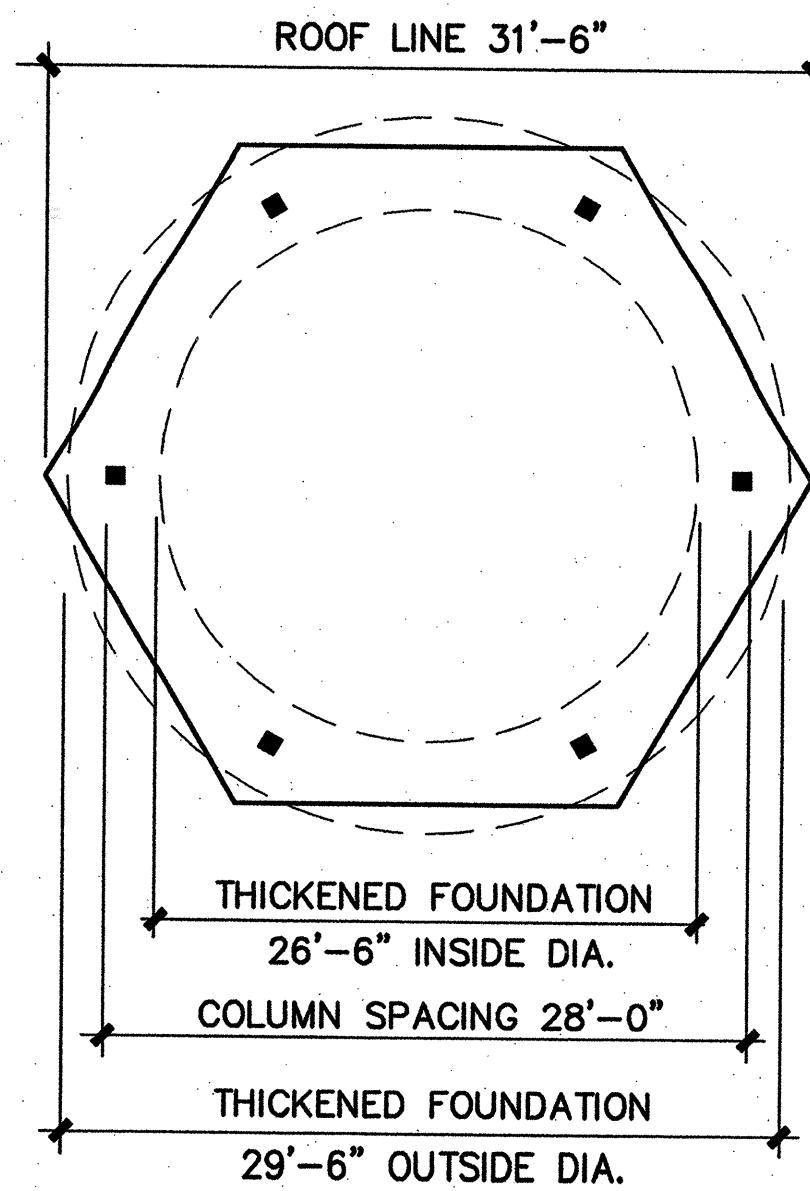


NOTE: ALL STRIPING TO BE YELLOW

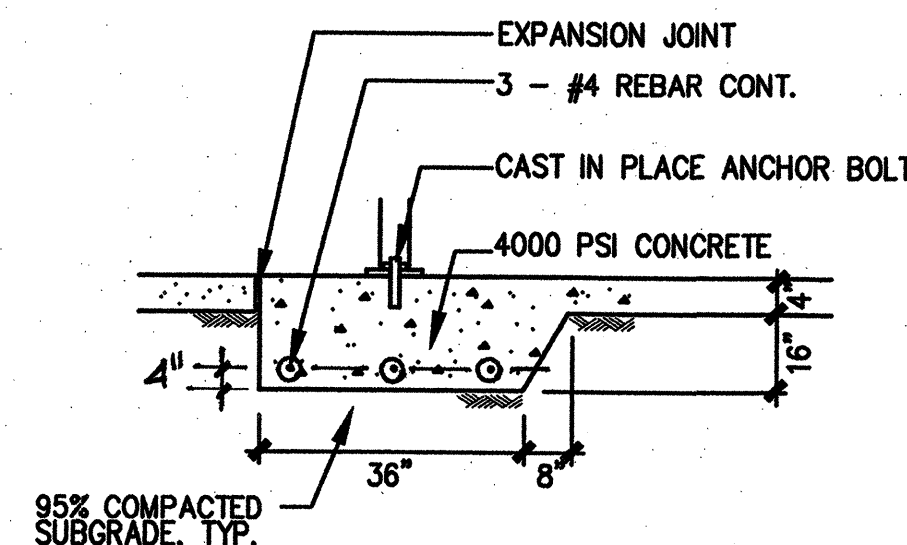
1 BASKETBALL STRIPING PLAN
1"=10'-0"



2 BASKETBALL POLE / FOUNDATION
N.T.S.

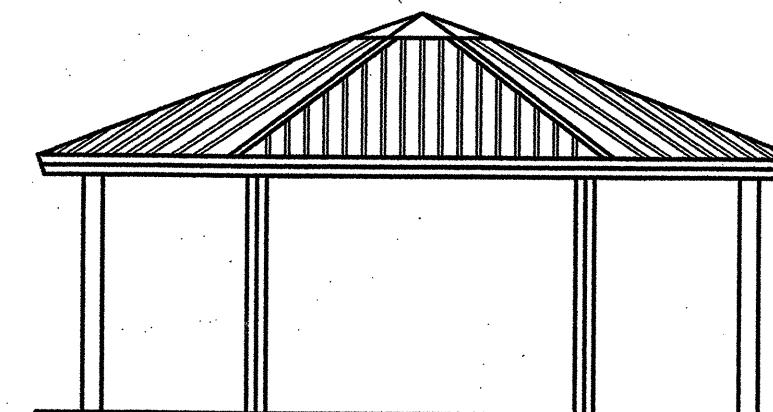


3 SHELTER PLAN
N.T.S.

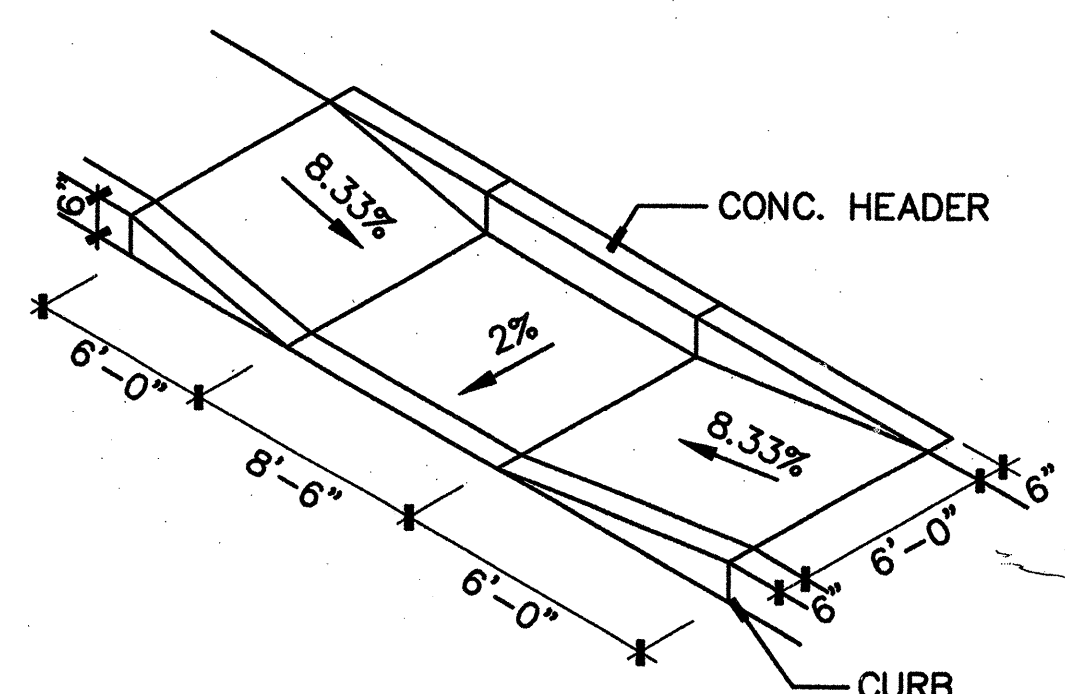


4 SHELTER FOUNDATION SECTION
N.T.S.

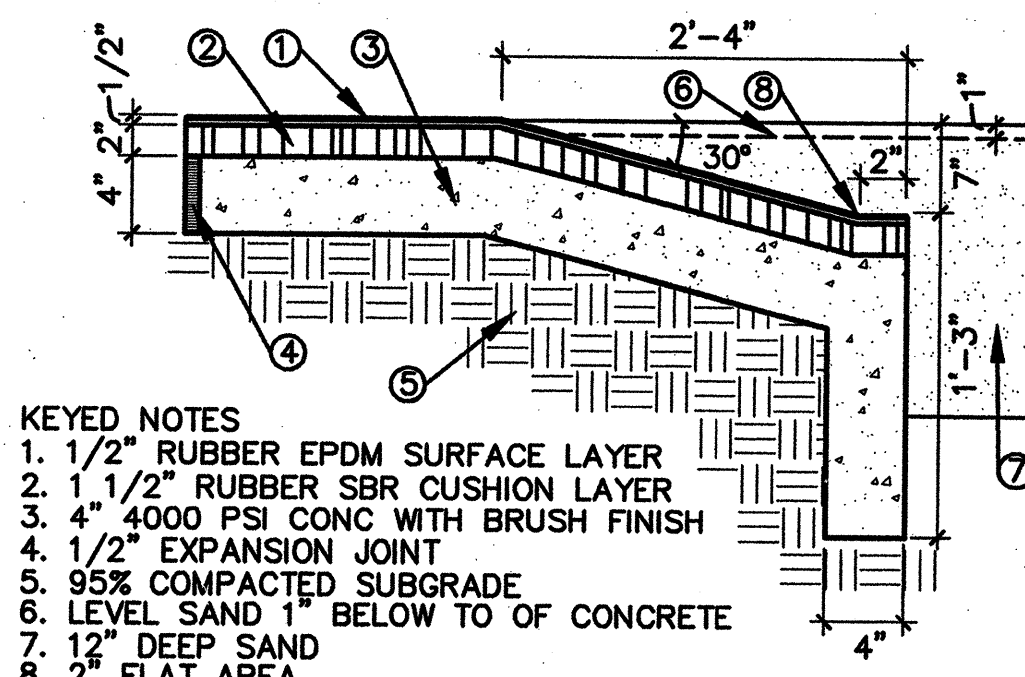
PARK SHELTER HEX 28 MR AVAILABLE FROM POLIGON 1-800-354-7721. ROOF COLOR DELFT BLUE, COLUMN POWDER COATED COLOR SURREY BEIGE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



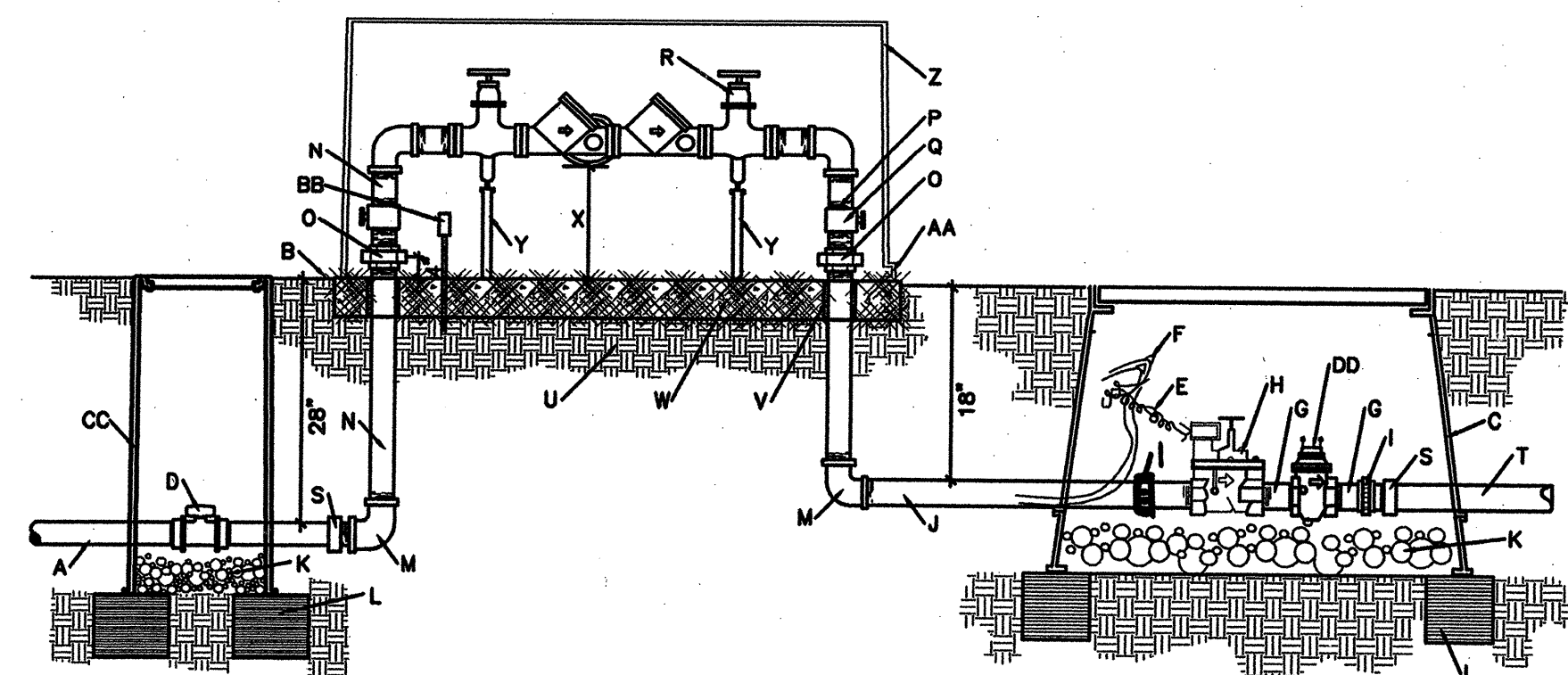
5 SHELTER ELEVATION
N.T.S.



6 HANDICAP ACCESS RAMP
N.T.S.



7 SAFETY SURFACE
N.T.S.

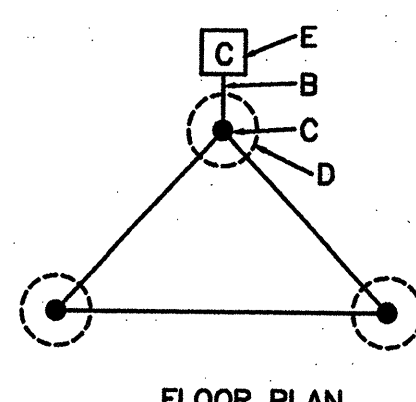
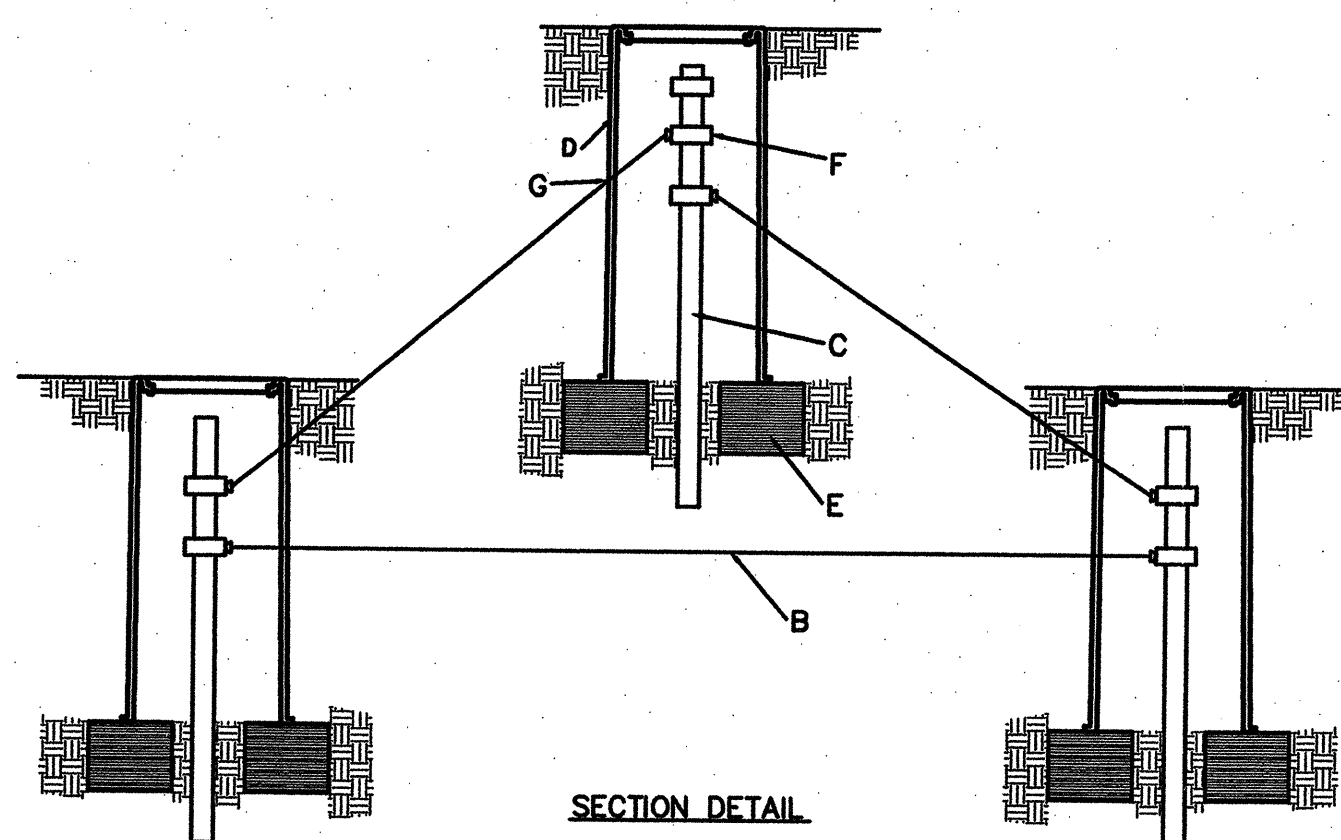


- CONSTRUCTION NOTES:**
- SERVICE LINE TO WATER METER NO OUTLETS ALLOWED.
 - FINISH GRADE, MATERIAL VARIES REFERENCE PLANS.
 - BROOKS PRODUCTS INC. 1730 PB-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 6\"/>

- GENERAL NOTES:**
- NON-CONSTANT PRESSURE IRRIGATION MAINLINE.
 - FINISH GRADE, MATERIAL VARIES REFERENCE PLANS.
 - MINIMUM 4\"/>

- HORIZONTAL RPBA INSTALLATION REQUIRED.
- ABOVE GRADE RPBA INSTALLATION REQUIRED.
- WATER LINE PRESSURE AND TEMPERATURE MUST NOT EXCEED RATED CAPACITY OF RPBA.
- PROTECT FROM FREEZING WITH POSITIVE HEAT SOURCE AND INSULATION.
- MINIMUM RPBA SIZE MUST BE THE BUILDING SERVICE LINE SIZE.
- DO NOT INSTALL IN FLOOD PRONE AREAS.
- INSTALL WATER HAMMER ARRESTORS AND THERMO EXPANSION PROTECTION AS NECESSARY.
- METALLIC RISER PIPING REQUIRED.
- JOINTS TO BE ADEQUATELY RESTRAINED.
- DEVIATION FROM THESE SPECIFICATIONS MUST HAVE PRIOR WRITTEN APPROVAL FROM THE ADMINISTRATIVE AUTHORITY.
- CONCRETE MOW STRIP SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE MASTERVALVE AND RPBA ASSEMBLY. MOWSTRIP SHALL BE A MIN. OF 12\"/>

8 MASTER CONTROL VALVE AND REDUCED PRESSURE ASSEMBLY



9 GROUNDING FOR MIR CONTROLLER UNITS

- CONSTRUCTION NOTES:**
- MIR CONTROLLER UNIT
 - #10 ASW WIRE FROM MIR CONTROLLER UNIT. WIRE SHOULD BE TIGHT AND STRAIGHT
 - GROUNDING ROD MUST BE PLACED IN A WATERED AREA SET 8\"/>

the Landscape Group
LANDSCAPE & GOLF COURSE ARCHITECTURE
800 COVER AVENUE NW
TEL: (505) 243-5555 ALBUQUERQUE, NEW MEXICO 87102 FAX: (505) 243-5811

CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT	
TITLE: VISTA NUEVA PARK DETAILS	
Design Review Committee APPROVED DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED CITY ENGINEER
City Project No. 637792	Zone Map No. M-10-Z
Sheet 9	Of 11

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 SEPERATE 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.

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 TRAVELED 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. 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.

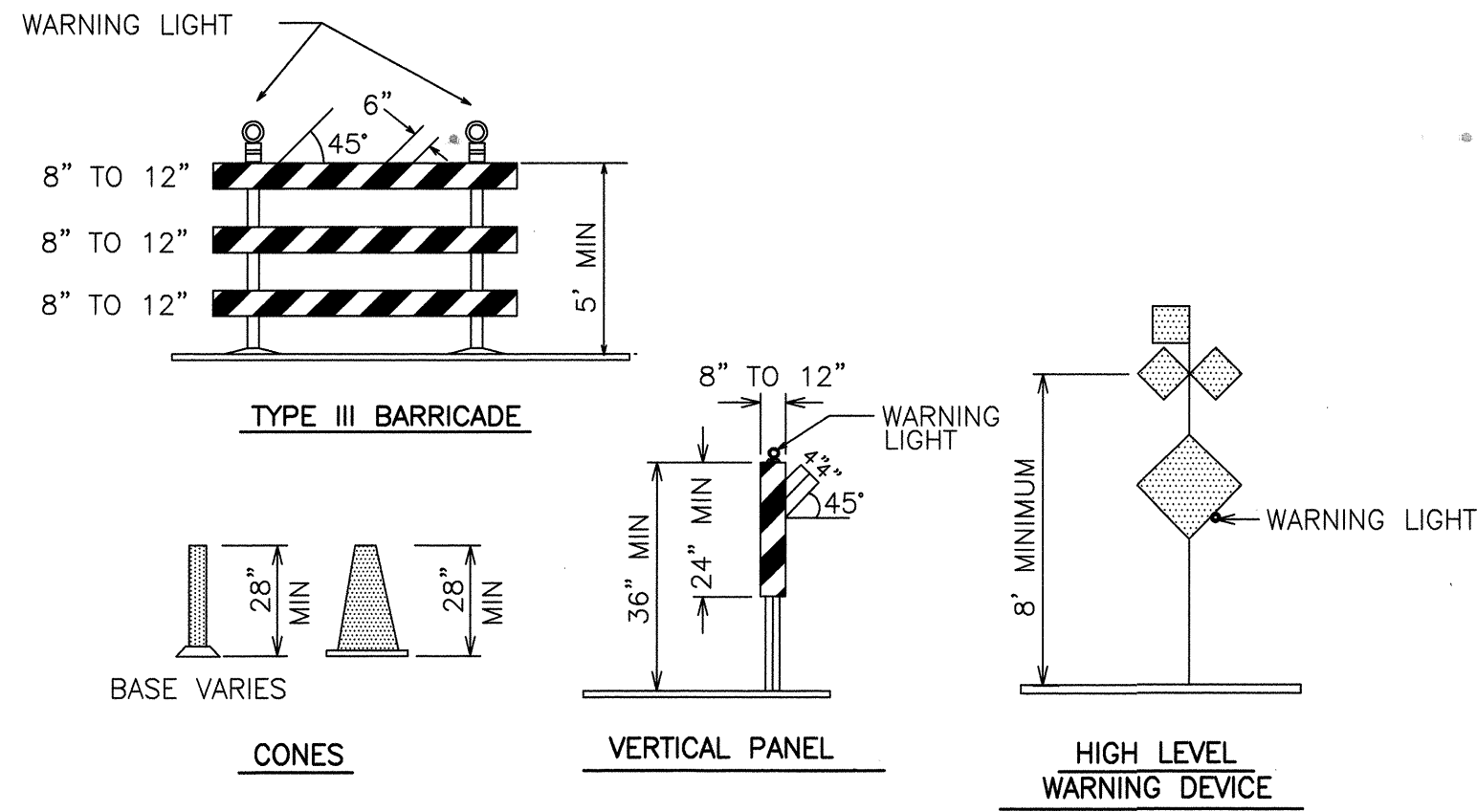
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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 HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

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



LEGEND

WORK AREA
BARRICADE - TYPE I, TYPE II, OR BARREL
BARRICADE - TYPE III
VERTICAL PANEL
WARNING SIGN
DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
FLAGMAN POSITION
SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
TAPER LENGTH - SEE CHART BELOW
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		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 LIMIT (MPH)	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

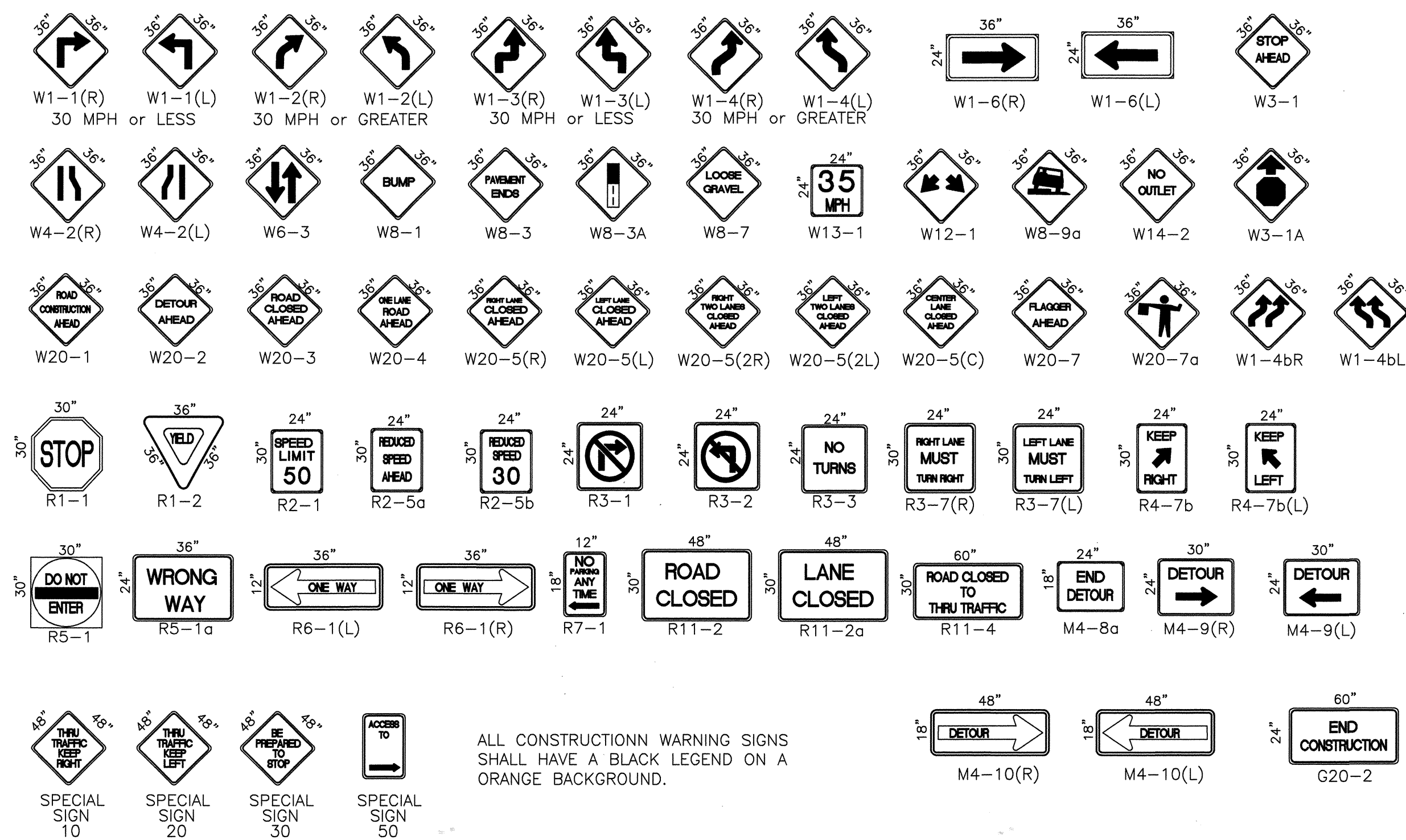
TAPER CRITERIA

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	$L = \frac{WS^2}{60}$
40 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	

SIGN FACE DETAILS



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

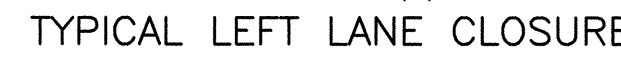


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

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

CITY PROJECT NO. 637792	ZONE MAP NO. M-10-Z	SHEET 10	OF 11
----------------------------	------------------------	-------------	----------



- GENERAL NOTE:

△ 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.



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



NOTE: DEPENDING ON WORK ZONE LOCATION.



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



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



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



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

1/30/02

9/24/97	REVISED GENERAL NOTE	J.D.L.
NO. DATE	REMARKS	BY
DESIGNED BY BOHANNAN HUSTON		
DRAWN BY BOHANNAN HUSTON		
CHECKED BY BOHANNAN HUSTON		
DATE 5-97		

UP

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL
& SIGNING EXAMPLES (REF MUTCD)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.
COO	STD			

CUA	311	LAST UPD		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
637792	M-10-Z	11	11