



SPRUCE PARK RENOVATION

1300 ROMA AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT DESIGN AND CONSTRUCTION MANAGEMENT. DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

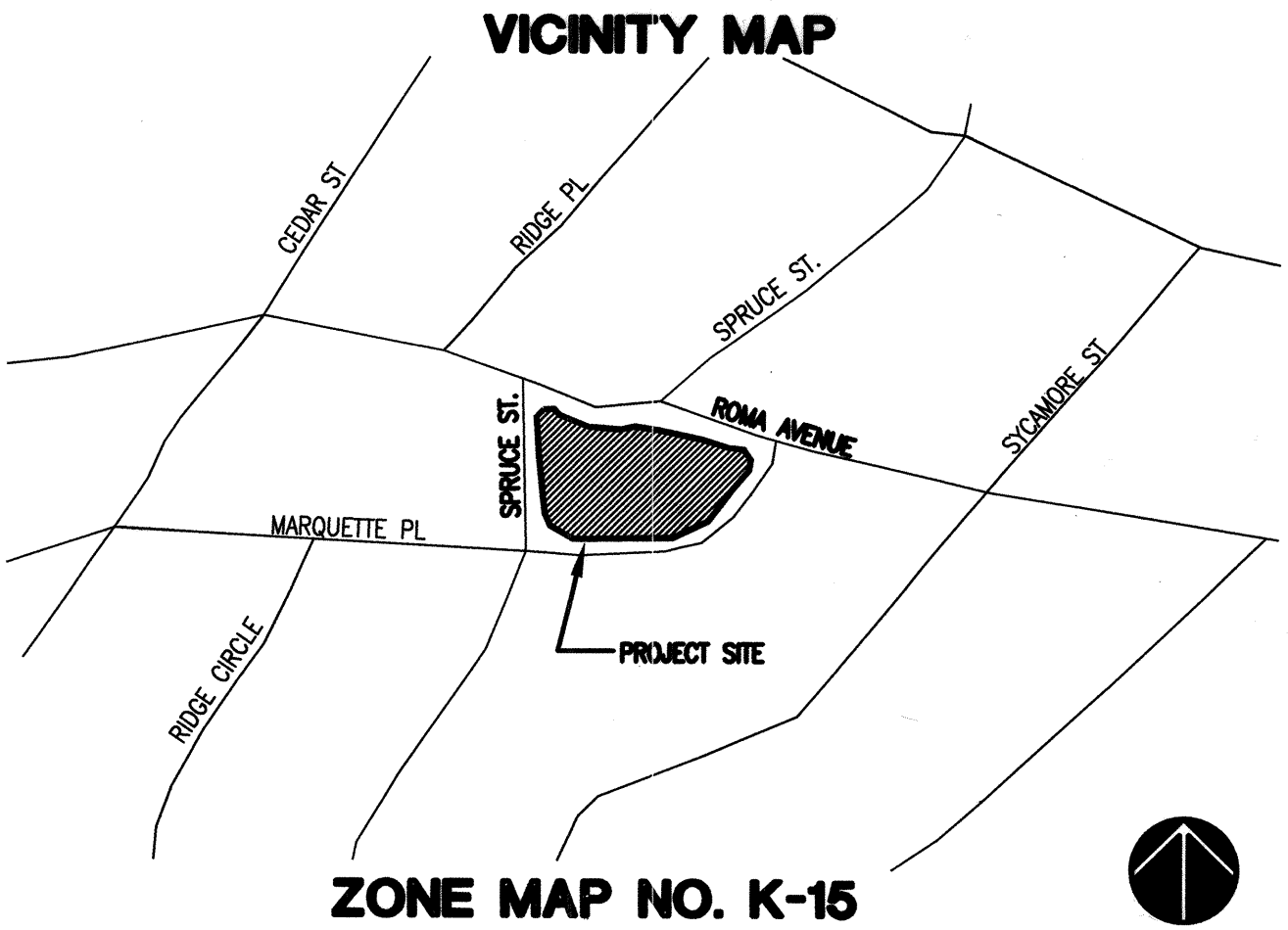
OWNER: PARKS AND RECREATION DEPARTMENT

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LAYOUT PLAN	5
IRRIGATION PLAN	6
PLANTING PLAN	7

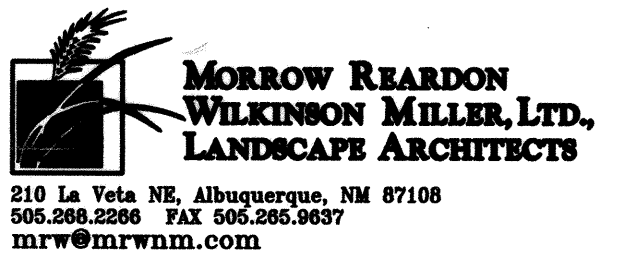
TURF FIGURES	
TOTAL PARK AREA	1.04 ACRES
TURF AREA	1 ACRES
HARD SURFACE AREA	.04 ACRES

WATER METER ADDRESS	
1300 ROMA AVENUE N.E., ALBUQUERQUE, NEW MEXICO	

SITE AMENITIES	
EXISTING BENCHES REMOVED - 4	EXISTING SWING SET REMOVED - 1
BENCHES INSTALLED - 6	PLAY EQUIPMENT INSTALLED - 1 COMPOSIT STRUCTURE
EXISTING TABLES REMOVED - 2	DOG BAG DISPENSER INSTALLED - 1
TABLES INSTALLED - 2	
EXITING TRASH RECEPTACLES TO REMAIN - 7	

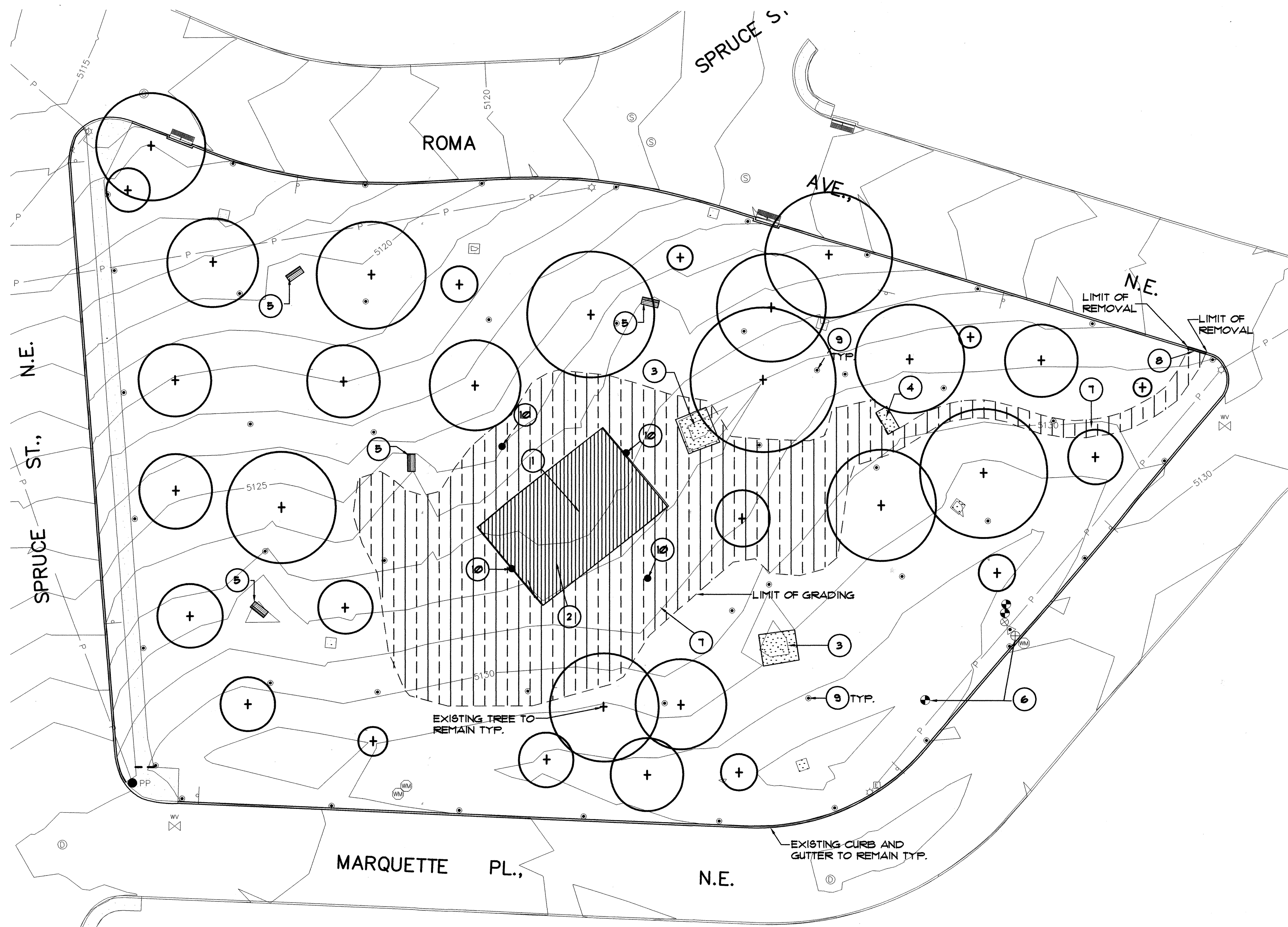


- ### GENERAL NOTES
- ALL WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986 EDITION, AS AMENDED THROUGH UPDATE #6.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION INFORMATION OF EXISTING UTILITIES.
 - 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 ON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE LANDSCAPE ARCHITECT 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. THEREFORE THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINES, PIPELINES, 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 LINE. 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 UTILITY LINES AND FACILITIES.
 - SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING SO TAHT THE CONFLICT CAN BE RESOLVED WITH THE MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
 - 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 DURING CONSTRUCTION BY THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM PERSONNEL SHALL OPERATE EXISTING VALVES, REFER TO SECTION 18 OF THE SPECIFICATIONS.
 - CONTRACTOR SHALL NOTIFY CITY SURVEYING NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT CITY SURVEYING MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT AND PERMISSION OF CITY SURVEYING. REPLACEMENT SHALL BE DONE ONLY BY CITY SURVEYING. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT AND ITS COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
 - FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE TWO (2) DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS TO SAME LOCATION AND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEERS		DATE	
		DRC Chairman				*****	
		Transportation				APPROVED FOR CONSTRUCTION	
		Water/Wastewater					
		Hydrology					
		CIP					
		Constr. Mngmt.					
		Constr. Coord.					
		City Project No.				Sheet	
		704801				Of	
						1	
						7	

SPRUCE PARK



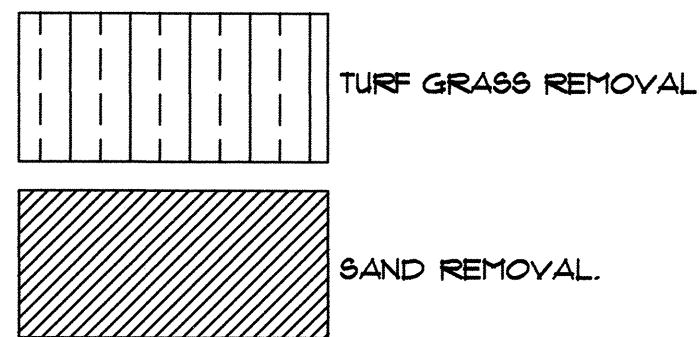
DEMOLITION KEYED NOTES

- 1 REMOVE AND RETURN EXISTING SWINGS TO C.O.A. PARKS AND RECREATION DEPARTMENT.
- 2 REMOVE EXISTING SAND AND SAND CONTAINMENT WALL.
- 3 REMOVE EXISTING CONCRETE SLAB AND PICNIC TABLE.
- 4 EXISTING BENCH TO BE RELOCATED. CONCRETE SLAB TO BE MOVED. SEE CONSTRUCTION PLAN FOR LOCATION.
- 5 REMOVE EXISTING SOLITARY BENCH AND RETURN TO PARKS AND RECREATION DEPARTMENT.
- 6 EXISTING IRRIGATION MASTER VALVE, ATMOSPHERIC VACUUM BREAKER, AND VALVES TO BE REMOVED. EQUIPMENT SHALL BE RETURNED TO PARKS MANAGEMENT.
- 7 REMOVE EXISTING TURF GRASS.
- 8 REMOVE EXISTING CURB AND GUTTER TO LIMITS SHOWN.
- 9 EXISTING IRRIGATION HEAD TO REMAIN.
- 10 REMOVE EXISTING IRRIGATION HEAD. SEE NOTE 5 BELOW.

DEMOLITION GENERAL NOTES

1. UNLESS SPECIFICALLY NOTED, ALL EXISTING TREES SHALL REMAIN. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY, THE CONTRACTOR SHALL CONSTRUCT PROTECTIVE FENCING AROUND EXISTING TREES. THE BARRIERS ARE TO BE CONSTRUCTED OUTSIDE EACH TREE'S RESPECTIVE DRIP LINE AND SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
2. ALL MATERIAL TO BE DEMOLISHED OR REMOVED SHALL BE DISPOSED OF AT A LEGAL DUMP SITE.
3. IN LOCATIONS WHERE CONTRACTOR IS TO REMOVE CONCRETE WALKS OR CURBS, THE LIMIT OF REMOVAL SHALL BE TO AN EXISTING EXPANSION OR CONTROL JOINT.
4. CONTRACTOR SHALL PROTECT ALL ITEMS TO REMAIN.
5. REMOVE NOTED EXISTING IRRIGATION ROTOR HEADS. ALL IRRIGATION PIPING IS TO BE CAPPED AND ABANDONED IN GROUND. ALL REMOVED EQUIPMENT SHALL BE RETURNED TO PARKS MANAGEMENT. CONTACT RICK TYE AT 857-8650. BACKFILL ALL VOIDS CREATED BY REMOVAL OF IRRIGATION EQUIPMENT WITH CLEAN FILL. COMPACT FILL TO 95%.

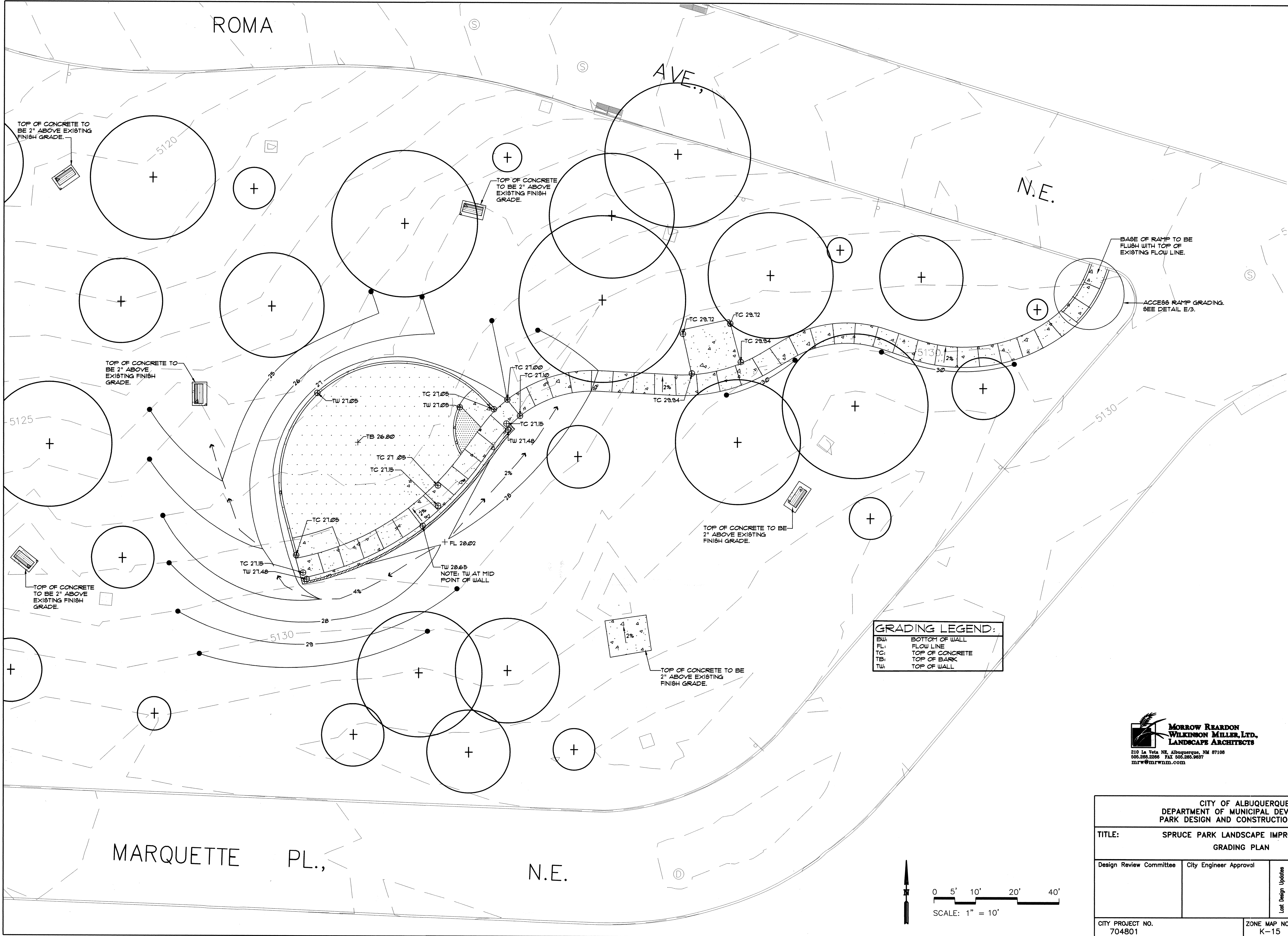
DEMOLITION HATCH LEGEND



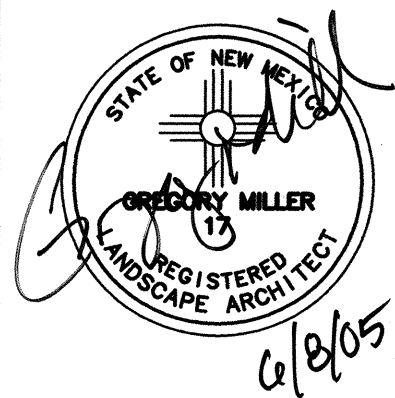
0 15' 20' 40' 60'
SCALE: 1" = 20'

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE			FIELD NOTES	DATE		
STANDARD	DATE			BY			
INSPECTOR'S	DATE			NO.			
FIELD VERIFICATION BY	DATE						
COMPLETED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: SPRUCE PARK LANDSCAPE IMPROVEMENTS DEMOLITION PLAN			
Design Review Committee	City Engineer Approval	Mo/Day/Yr.	Mo/Day/Yr.
CITY PROJECT NO. 704801	ZONE MAP NO. K-15	SHEET 2	OF 7

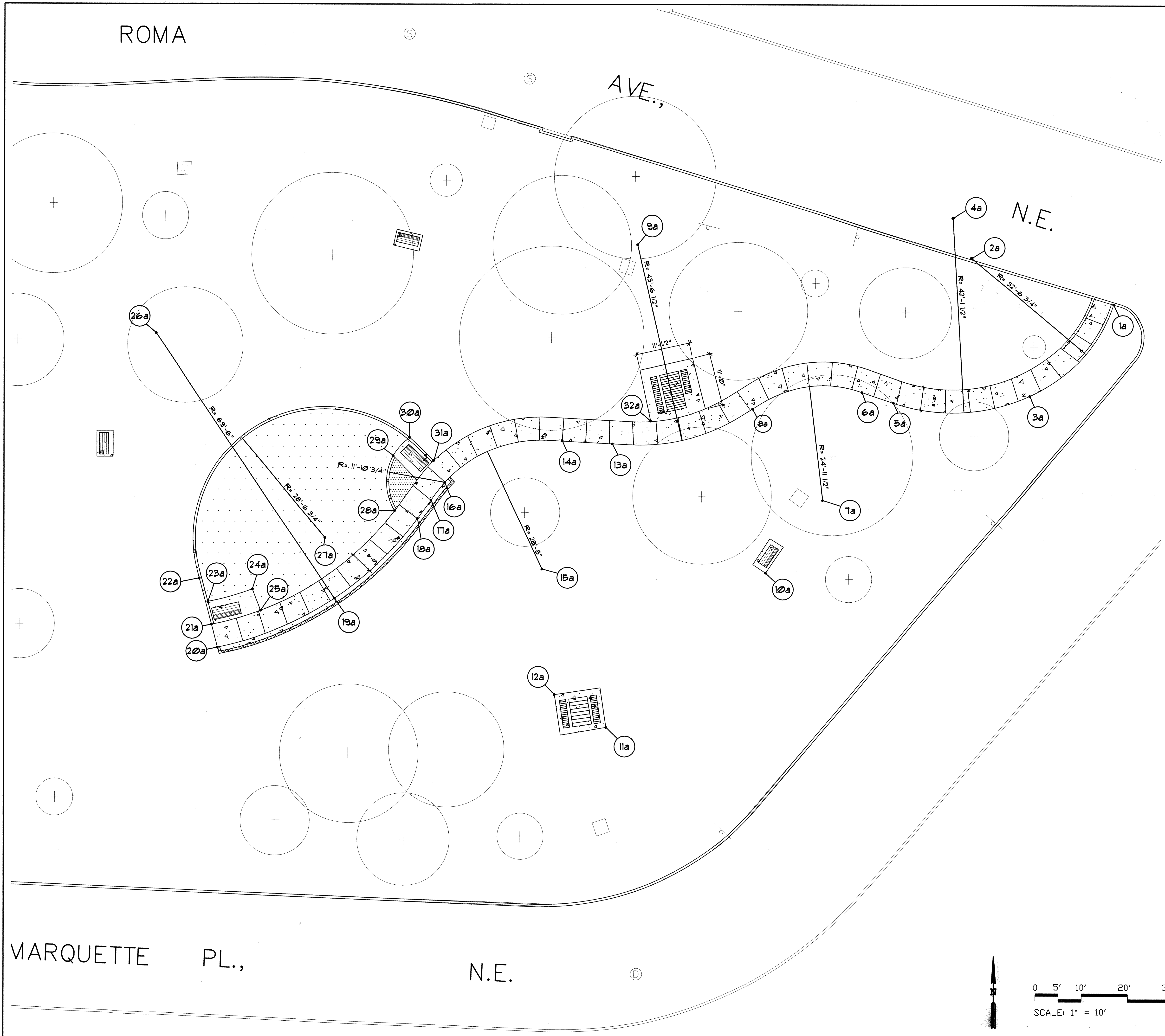


AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	NO.	FIELD	NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
DESIGNED BY	DATE		REVISIONS								
FIELD	DATE		DESIGN								
VERIFICATION BY	DATE										
COMMENTS BY	DATE										
MICRO-FILM INFORMATION											
RECORDED BY	DATE										
NO.											



**MORROW REARDON
WILKINSON MILLER, LTD.,
LANDSCAPE ARCHITECTS**
210 La Veta NE, Albuquerque, NM 87108
505.598.2289 FAX 505.285.9557
mrw@mrwnm.com

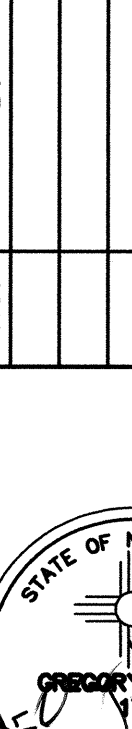
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: SPRUCE PARK LANDSCAPE IMPROVEMENTS GRADING PLAN			
Design Review Committee	City Engineer Approval	Mo/Day/Yr.	Mo/Day/Yr.
CITY PROJECT NO. 704801	ZONE MAP NO. K-15	SHEET 3	OF 7

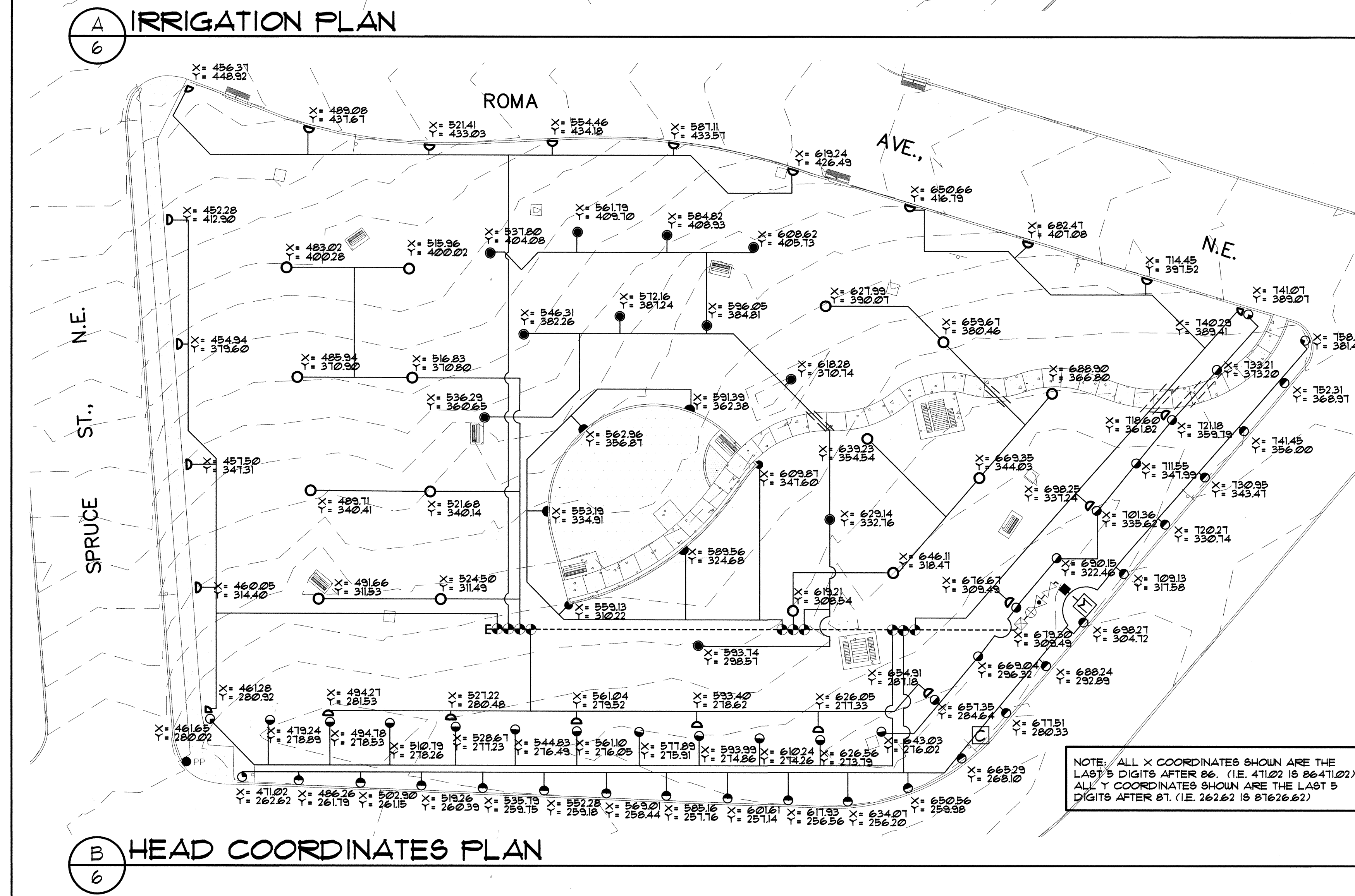
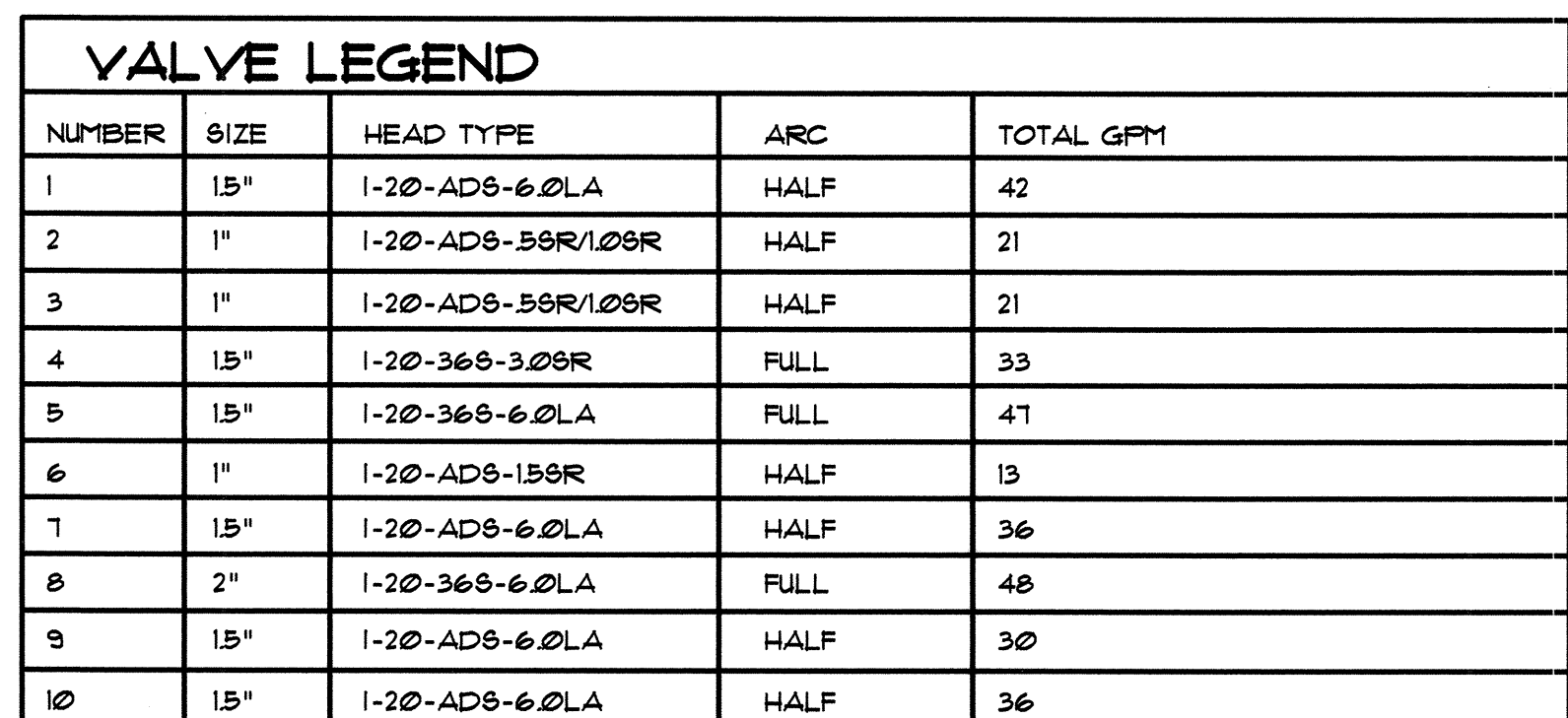
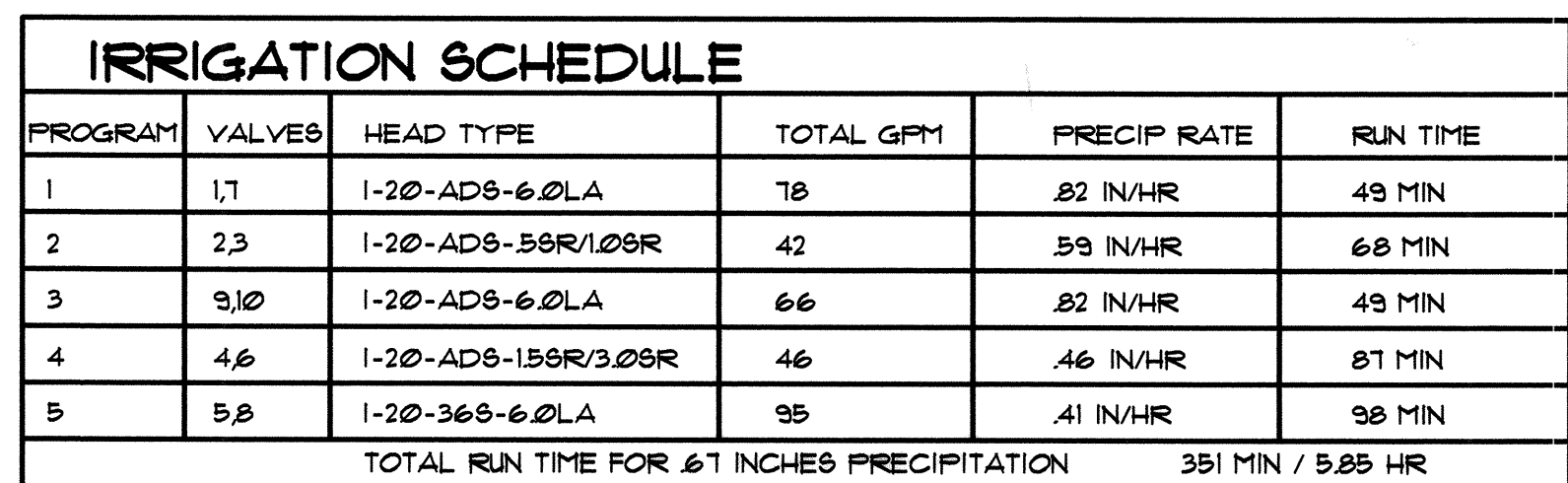
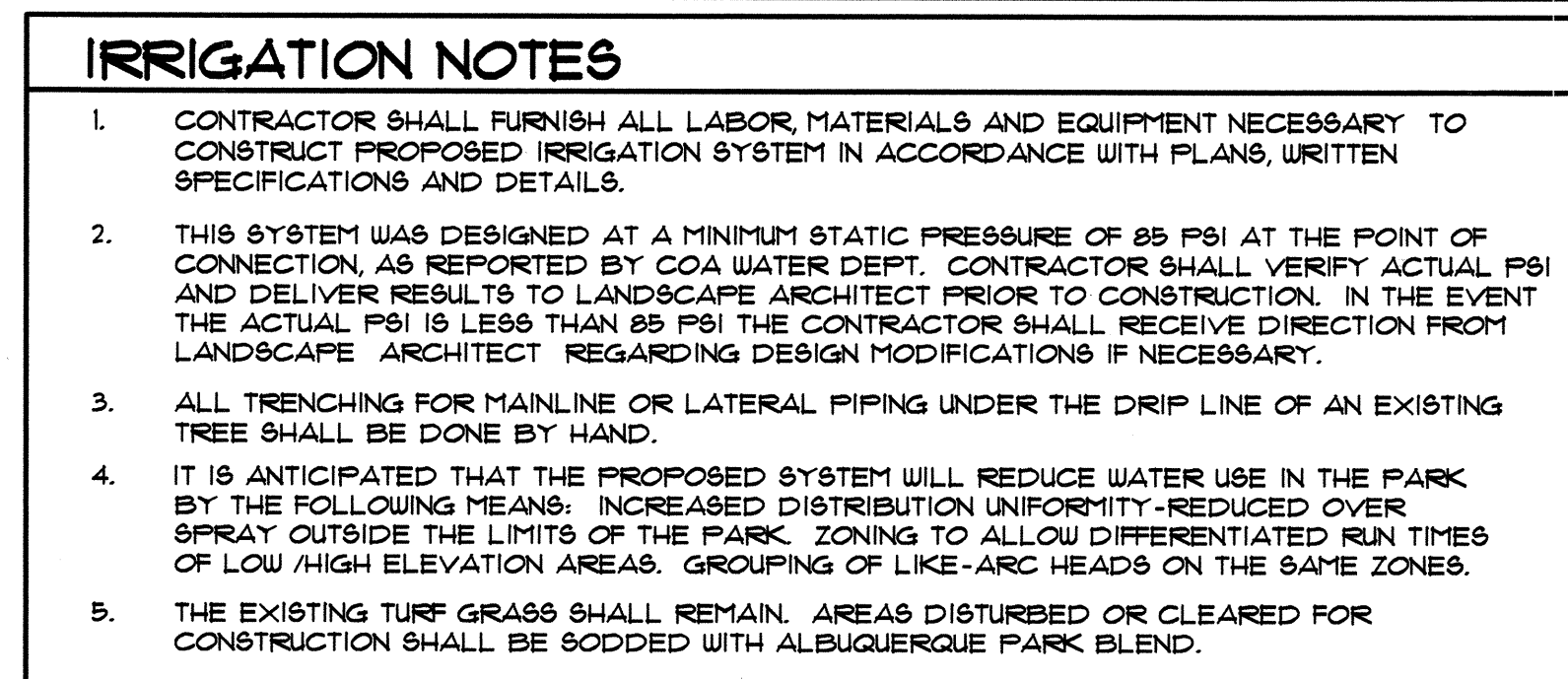
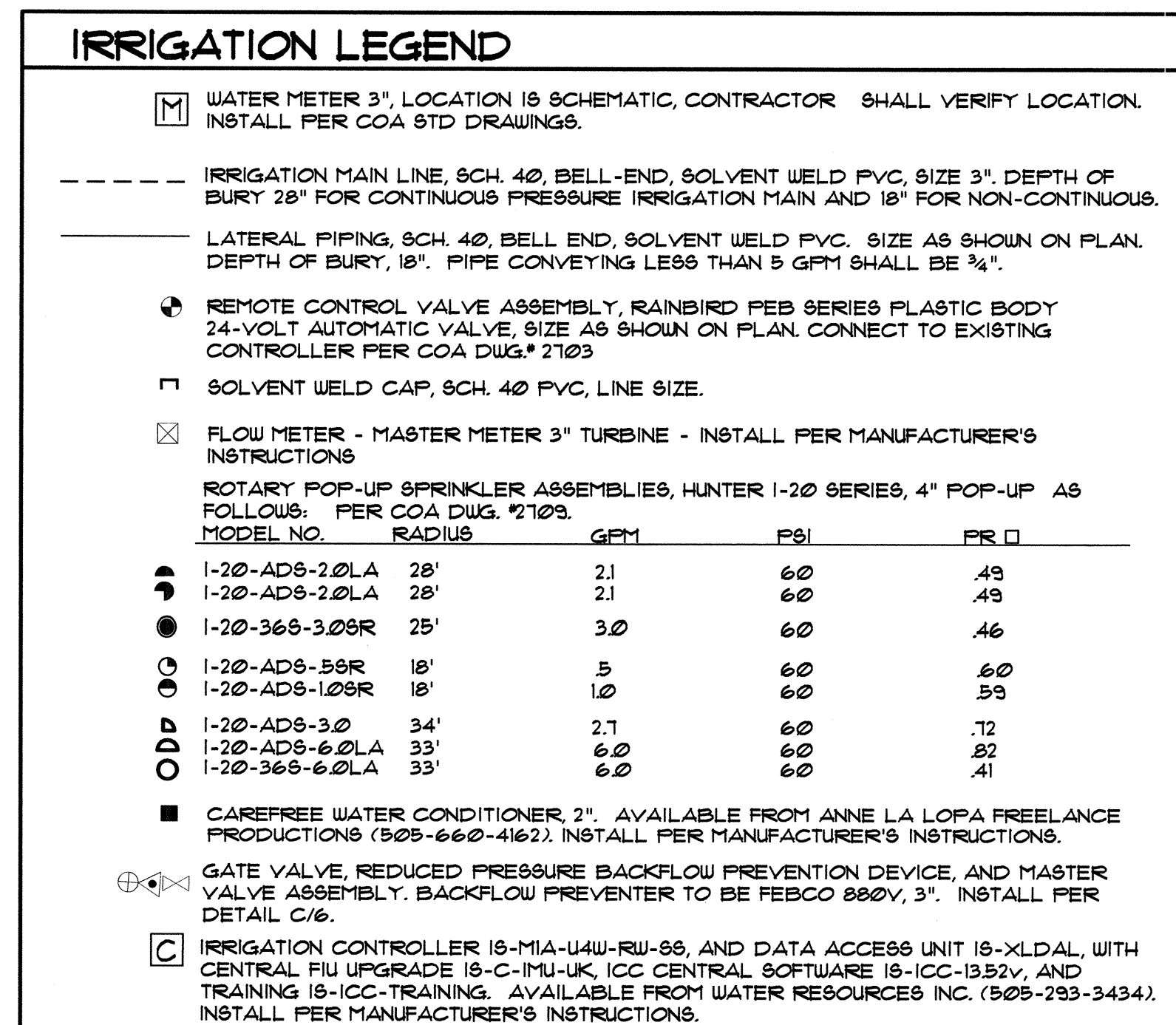


COORDINATE POINTS:		
1a.	X= 86751.38	Y= 87386.69
2a.	X= 86720.61	Y= 87396.84
3a.	X= 86733.26	Y= 87366.92
4a.	X= 86716.57	Y= 87405.30
5a.	X= 86703.70	Y= 87365.29
6a.	X= 86696.91	Y= 87367.62
7a.	X= 86688.44	Y= 87344.14
8a.	X= 86673.22	Y= 87363.94
9a.	X= 86648.31	Y= 87399.59
10a.	X= 86676.11	Y= 87328.15
11a.	X= 86641.62	Y= 87294.76
12a.	X= 86630.46	Y= 87301.88
13a.	X= 86642.93	Y= 87356.38
14a.	X= 86632.06	Y= 87357.06
15a.	X= 86627.71	Y= 87328.92
16a.	X= 86606.70	Y= 87347.92
17a.	X= 86603.68	Y= 87344.03
18a.	X= 86600.74	Y= 87339.99
19a.	X= 86582.80	Y= 87322.52
20a.	X= 86557.50	Y= 87311.97
21a.	X= 86556.23	Y= 87316.82
22a.	X= 86553.57	Y= 87326.82
23a.	X= 86554.81	Y= 87324.02
24a.	X= 86559.67	Y= 87325.24
25a.	X= 86561.52	Y= 87318.17
26a.	X= 86544.15	Y= 87380.08
27a.	X= 86580.73	Y= 87335.75
28a.	X= 86595.80	Y= 87341.73
29a.	X= 86595.48	Y= 87353.65
30a.	X= 86599.02	Y= 87357.73
31a.	X= 86604.24	Y= 87352.58
32a.	X= 86651.19	Y= 87361.33



CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: SPRUCE PARK LANDSCAPE IMPROVEMENTS LAYOUT PLAN			
Design Review Committee	City Engineer Approval	Mo/Day/yr.	Mo/Day/yr.
CITY PROJECT NO. 704801	ZONE MAP NO. K-15	SHEET 5	OF 7

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
		FIELD NOTES							
		NO.	BY	DATE					





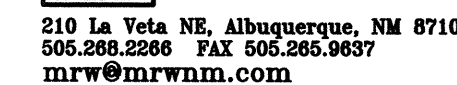
- O. PROTECTIVE ENCLOSURE MODEL # HB4000
AS MANUFACTURED BY HOTBOX W/
HEATING ASSEMBLY.
- P. 95% COMPACTED SUBGRADE.
- Q. 24 VOLT ELECTRIC 3" RAINEIRD 300 BPE
MASTER VALVE. INSTALL PER MFR'S
INSTRUCTIONS.
- R. CONDUIT SLEEVE.
- S. STEEL THREADED FLANGE.
- T. THREADED MALE ADAPTER.
- U. CLASS 200 PVC PIPE.
- V. WATER PROOF CONNECTORS.
- W. FEA GRAVEL 4" DEPTH.
- X. FLOW METER MASTER METER WITH
TURBINE 3". INSTALL PER MFR'S
INSTRUCTIONS.

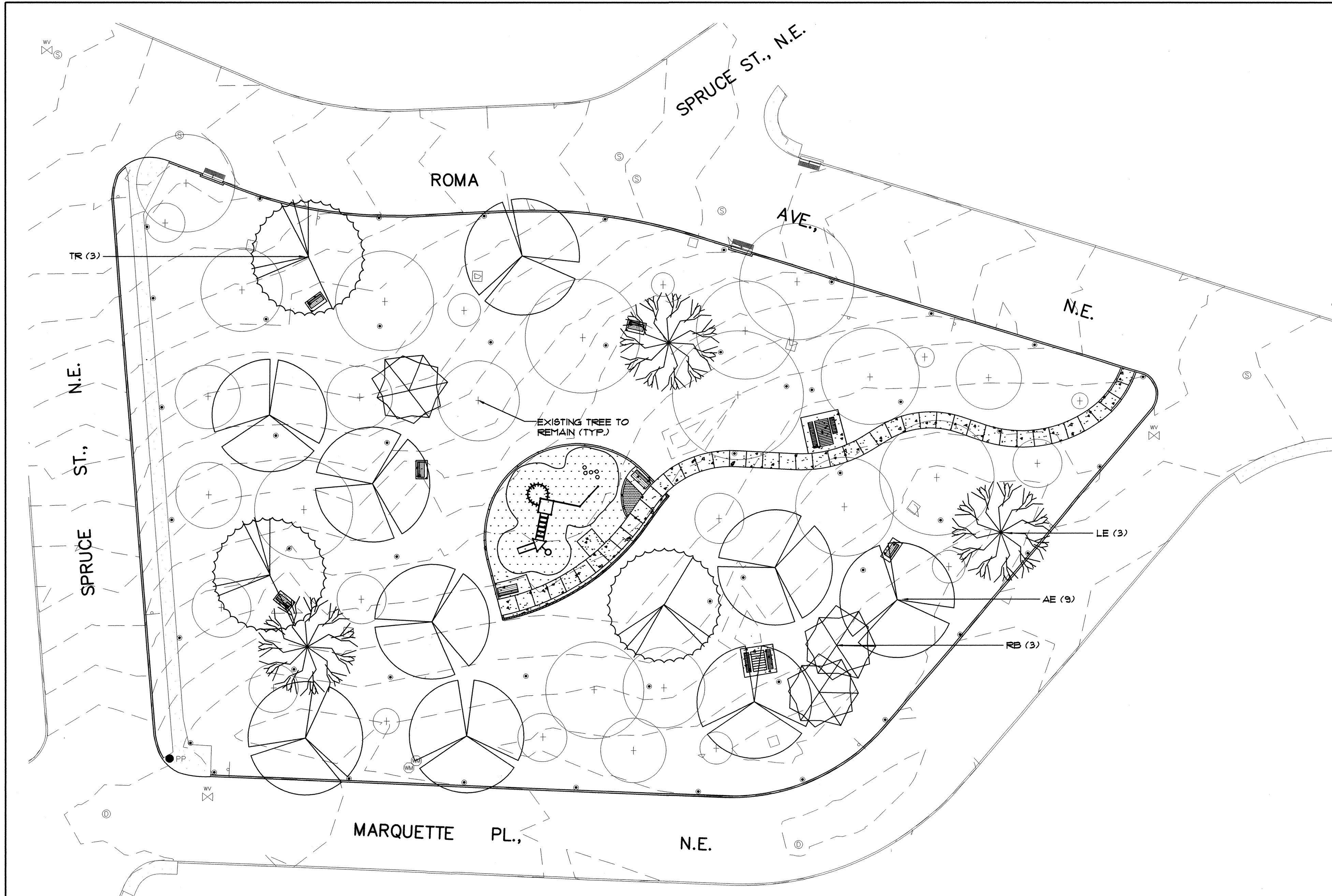
STATE OF NEW MEXICO
GREGORY MILLER
17
REGISTERED
LANDSCAPE ARCHITECT

11/17/05

NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGNED BY TFS			DATE 11/8/05
DRAWN BY TFS/PLC			DATE 11/8/05
CHECKED BY GAM			DATE 11/8/05

CITY PROJECT NO. 704801	ZONE MAP NO. K-15	SHEET 6.1	OF 7
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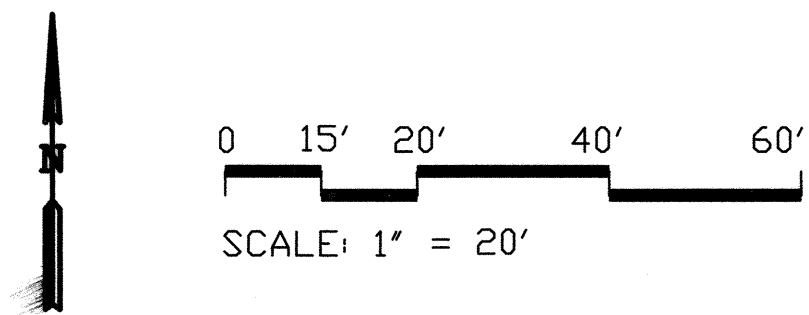




PLANT SCHEDULE							
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE		CONDITION
					INSTALLED	MATURE	
	AE	American Elm	Ulmus americana	9	2 1/2" cal, 12'-14' ht.	30' ht. x 20' spd.	B+B
	LE	Lacebark Elm	Ulmus parvifolia	3	2 1/2" cal, 12'-14' ht.	30' ht. x 20' spd.	B+B
	TR	Texas Red Oak	Quercus buckleyi	3	2 1/2" cal, 12'-14' ht.	30' ht. x 20' spd.	B+B
	RB	Red Bud	Cercis canadensis	3	6' - 8' ht.	20' ht. & spd.	B+B

- PLANTING NOTES**
- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LIST AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
 - IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY PLANTS BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - A 36" DIAMETER OF 2" DEPTH BARK MULCH SHALL BE PROVIDED AT BASE OF ALL TREES IN TURF AREA.
 - THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT.
 - TREES SHALL BE PLANTED PER COA DUG.# 2113, 2114, AND 2116.

**MORROW REARDON
WILKINSON MILLER, LTD.,
LANDSCAPE ARCHITECTS**
210 La Veta NE, Albuquerque, NM 87106
505.286.5299 FAX 505.286.9657
mrw@mrwm.com



AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	BY	NO.	CONTRACTOR	DATE	BY	NO.	FIELD NOTES	DATE	BY	NO.				
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE				
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	REVISIONS			
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE				
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DESIGN			
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE				
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	CHECKED BY			
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE				

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: SPRUCE PARK LANDSCAPE IMPROVEMENTS PLANTING PLAN			
Design Review Committee	City Engineer Approval	Mo/Day/Yr.	Mo/Day/Yr.
CITY PROJECT NO. 704801	ZONE MAP NO. K-15	SHEET 7	OF 7